

ADOPTED

MARCH 23, 1989

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 60 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Allston-Brighton	2	2		1
Back Bay				
Beacon Hill				
Charlestown	2			
Chinatown				
City Proper				
Dorchester	5	3		3
East Boston	2			
Fenway	2			
Government Center				
Hyde Park	2	2		
Jamaica Plain	4	2		
Kenmore				
Mattapan	2	1		
North End	1	1		
Roslindale	3	1		
Roxbury	4			2
South Boston	2		2	5
South Cove				
South End	1			
West Roxbury	2	1		

Allston-Brighton

Denial	Z-12590.	49 Hooker Street, basement apartment.
Denial	Z-12606.	7 Langley Road, two car garage.
Approval	Z-12548.	180-190A Brighton Avenue, bakery, restaurant.
Deferral	Z-12551.	106 Lincoln Street, addition.
Approval	Z-12568.	69 Quint Avenue, parking lot.

Charlestown

Approval	Z-12592.	156 Bunker Hill Street, pizza shop.
Approval	Z-12549.	94 Baldwin Street, legalize two family dwelling.

Dorchester

Deferral	Z-12543.	279 Normandy Street, addition.
Approval	Z-12558.	16 St. Gregory Street, fire escape.
Denial Deferral	Z-12562.	22 Santuit Street, roof deck, swimming pool.
Deferral	Z-12585.	60 Mather Street, legalize two family dwelling.
Approval	Z-12700- 12701.	14 & 68 Fayston Street, two three family dwellings.
Denial	Z-12582.	58 Angell Street, basement apartment.
Denial	Z-12584.	192-196 Washington Street, tire sales and service.
Approval	Z-12589.	64 Pleasant Street, gas station canopy.
Deferral	Z-12600.	41 Van Winkle Street, three to five family dwelling.
Approval	Z-12666.	2 Brookview Street, 8 apartments.
Approval	Z-12688.	401 Quincy Street, temporary housing.

East Boston

Approval	Z-12602.	11 Curtis Street, building materials.
Approval	Z-12581.	69 Bennington Street, bakery.

Fenway

Approval Z-12572. 115-125 Jersey Street, sign.

Approval Z-12574. 65 Deaconess, administrative office, research.

Hyde Park

Approval Z-12607. 27 Business Street, two to three family dwelling.

Approval Z-12541. 103 Needham Street, two to three family dwelling.

Denial Z-11687. 1090-1092 Hyde Park Avenue, one to three family dwelling.

Denial Z-12578. 198 Dana Avenue, subdivision.

Jamaica Plain

Approval Z-12611. 16 Weld Hill Street, two to three family dwelling.

Denial Z-12547. 22 Granada Park, two to three family dwelling.

Approval Z-12550. 725-735 Centre Street, bank, laundry, stores.

Approval Z-12637. 100 Westchester Road, addition.

Approval Z-12619. 1137 Centre Street, day care center.

Denial Z-12539. 43 Union Avenue, eight apartments.

Approval Z-12712. 82 Green Street, Jamaica Plain, lodging house.

Mattapan

Denial Z-12565. 1047-1049 Blue Hill Avenue, sale of used cars.

Approval Z-12588. 6-8 Balsam Street, two family dwelling.

Approval Z-12671. 669 Walk Hill Street, temporary shelter for pregnant women.

North End

Denial Z-12579. 221-227 Commercial Street, parking lot.

Approval Z-12662. 52-56 Salem Street, five to six apartments.

Roslindale

Approval Z-12597. 4334 Washington Street, increase gasoline storage.

Denial Z-12559. 37 Pinedale Road, three family dwelling.

Approval	Z-12609.	26-28 Maynard Street, addition.
Approval	Z-12660-12661.	4-6 Palfrey Street & 171-173 Brown Avenue, two two-family dwellings.

Roxbury

Approval	Z-12519.	91-93 Regent Street, homeless shelter.
Approval	Z-12561.	662 Huntington Avenue, increase gasoline storage capacity.
Approval	Z-12566.	39 Moreland Street, extend apartment to basement.
Deferral	Z-12542.	74 Forest Street, adult education center.
Approval	Z-12586.	40 Highland Avenue, day care center.

South Boston

Deferral	Z-12530 & 12641.	267 Old Colony Avenue, take-out restaurant.
Approval	Z-12567.	159 West Third Street, extend to basement.
Deferral	Z-12569-12570.	116-118 West Seventh Street, ancillary parking.
Deferral	Z-12608.	127-129 D Street, artists studio.
Denial without Prejudice	Z-12577.	152 Athens Street, one family dwelling
Deferral	Z-12593-12594.	362-364 East Eight Street & 17-21 Dixfield Street, two and three apartment structures.
Approval	Z-12595.	312-320 West Third Street, storage of bank records.
Denial without Prejudice	Z-12598.	381 Dorchester Street, legalize six apartments and office.
Deferral	Z-12702.	22-24 Marine Road, addition.

South End

Approval	Z-12557.	155 Warren Avenue, two family dwelling.
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West Roxbury

Approval	Z-12603.	79 Belle Avenue, enclose porch.
Denial	Z-12573.	21 Heldun Street, extend apartment to easement.
Approval	Z-12552.	30 Cerdan Avenue, addition.

BOARD OF APPEAL REFERRALS

MARCH 23, 1989

	<u>Hearing</u>	
1. Z-11687	4/4/89	Leonard V. & Barbard Dzengelewski 1090-1092 Hyde Park Avenue, Hyde Park
2. Z-12519	3/28/89	Roman Catholic Archdiocese of Boston 91-93 Regent Street, Roxbury
3. Z-12530 & 12641	4/11/89	Minot Colony Realty Trust & D'Angelo, Inc. 267 Old Colony Avenue, South Boston
4. Z-12539	3/28/89	Jamaica Sky Trust 332 Jamaicaway, Jamaica Plain
5. Z-12541	4/4/89	Robert L. Higgins 103 Needham Street, Hyde Park
6. Z-12542	4/11/89	Efrain Escobar, et al. 74 Forest Street, Roxbury
7. Z-12543	4/4/89	Dennis R. Facey 279 Normandy Street, Dorchester
8. Z-12547	4/4/89	Maria Palermo 22 Granada Park, Jamaica Plain
9. Z-12548	4/11/89	Be Van Nguyen & Paul Lu 180-190A Brighton Avenue, Brighton
10. Z-12549	4/4/89	Gregory Crockett 94 Baldwin Street, Charlestown
11. Z-12550	4/4/89	John & Mary Corey Trust 725-735 Centre Street, Jamaica Plain
12. Z-12551	4/4/89	Kenneth L. MacKenzie 106 Lincoln Street, Brighton
13. Z-12552	4/4/89	Edward M. Murray 30 Cerdan Avenue, West Roxbury
14. Z-12557	4/4/89	Thomas M. & Maude W. Chilton 155 Warren Avenue, Boston
15. Z-12558	4/4/89	Andre Louis 16 Saint Gregory Street, Dorchester
16. Z-12559	4/4/89	Nicholas Hera 37 Pinedale Road, Roslindale

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

MARCH 23, 1989

	<u>Hearing</u>	
17. Z-12561	4/11/89	Steve Dimitriadis 662 Huntington Avenue, Roxbury
18. Z-12562	4/4/89	Lee Cofran 22 Santuit Street, Dorchester
19. Z-12565	4/4/89	Pascual Casiano 1047-1049 Blue Hill Avenue, Dorchester
20. Z-12566	4/4/89	John Matthews 39 Moreland Street, Roxbury
21. Z-12567	4/4/89	V.S.L. Realty Trust 159 West Third Street, South Boston
22. Z-12568	4/11/89	River Street Realty Trust 69 Quint Avenue, Allston
23. Z-12569-12570	4/11/89	Ken Boyce 116-118 West Seventh Street, South Boston
24. Z-12572	4/11/89	Chirsty's Markets, Inc. 115-125 Jersey Street, Boston
25. Z-12573	4/11/89	Elias Sahinidis 21 Heldun Street, West Roxbury
26. Z-12574	4/11/89	Dana Farber Cancer Institute 65 Deaconess Road, Boston
27. Z42577	4/11/89	Kelly Perry 152 Athens Street, South Boston
28. Z-12578	4/11/89	Fiorentina Ferrara 198 Dana Avenue, Hyde Park
29. Z-12579	4/11/89	Nicholas D'Amore 221-227 Commercial Street, Boston
30. Z-12581	4/11/89	David Peach/Fred Stein 69 Bennington Street, East Boston
31. Z-12582	4/11/89	Theophilus Adjetey 58 Angell Street, Dorchester
32. Z-12584	4/11/89	Dan's Tire Repair 192-196 Washington Street, Dorchester
33. Z-12585	4/11/89	Haing Trung Nguyen 60 Mather Street, Dorchester

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BOARD OF APPEAL REFERRALS

MARCH 23, 1989

	<u>Hearing</u>	
34. Z-12586	4/11/89	Joe Cook 40 Highland Avenue, Roxbury
35. Z-12588	4/18/89	Habitat for Humanity of Boston 6 & 8 Balsam Street, Mattapan
36. Z-12589	4/18/89	Steve Dimitriadis 64 Pleasant Street, Dorchester
37. Z-12590	4/18/89	Tibor Vais, Trustee 49 Hooker Street, Allston
38. Z-12592	4/18/89	Margaret Fitzpatrick 156 Bunker Hill Street, Charlestown
39. Z-12593-12594	4/18/89	Michael Tivnan 362-364 East Eighth Street & 17-21 Dixfield Street South Boston
40. Z-12595	4/18/89	SBSB Properties Limited Partnership 312-320 West Third Street, South Boston
41. Z-12597	4/18/89	Farouk A. Ahmed 4334 Washington Street, Roslindale
42. Z-12598	4/18/89	Willard W. Simmons, Trustee 381 Dorchester Street, South Boston
43. Z-12600	4/18/89	Edward Dudek, Jr. 41 Van Winkle Street, Dorchester
44. Z-12602	4/18/89	Francis R. Cavaliere 11 Curtis Street, East Boston
45. Z-12603	4/18/89	Emile A. Bielaue 79 Belle Avenue, West Roxbury
46. Z-12606	4/18/89	John Saranides 7 Langley Road, Brighton
47. Z-12607	4/18/89	Getano Valente 27 Business Street, Hyde Park
48. Z-12608	4/18/89	Joyce McDaniel 127-129 D Street, South Boston
49. Z-12609	4/4/89	Leonard Bacevicius 26-28 Maynard Street, Roslindale

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

MARCH 23, 1989

Hearing

- | | | | |
|------|---------------|---------|--|
| 50. | Z-12611 | 4/18/89 | David W. Bridges
16 Weld Hill Street, Jamaica Plain |
| 51. | Z-12619 | 4/4/89 | Faulkner Hospital, Inc.
1137 Centre Street, Jamaica Plain |
| *53. | Z-12637 | 4/18/89 | Steven Seltzer
100 Westchester Road, Jamaica Plain |
| 54. | Z-12660-12661 | 4/18/89 | Gary C. Martell
4-6 Palfrey Street & 171-173 Brown Avenue, Roslindale |
| 55. | Z-12662 | 4/11/89 | A & J Realty Company
52-56 Salem Street, Boston |
| 56. | Z-12666 | 4/11/89 | Public Facilities Department
Homesless Women's Housing Initiative
2 Brookview Street, Dorchester |
| 57. | Z-12671 | 3/28/89 | Operation Food (Lessee)
669 Walk Hill Street, Mattapan |
| 58. | Z-12688 | 3/28/89 | Public Facilities Department
401 Quincy Street, Dorchester |
| 59. | Z-12700-12701 | 4/18/89 | Brooks Development Associates
14 & 68 Fayston Street, Dorchester |
| 60. | Z-12702 | 3/28/89 | Dennis W. Burke
22-24 Marine Road, South Boston |
| *61. | Z-12712 | 4/4/89 | Bowditch School Limited Partnership
82 Green Street, Jamaica Plain |

*NOT INCLUDED IN ORIGINAL SUBMISSION

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89 Z-11687
Leonard V. & Barbara Dzengelewski
1090-1092 Hyde Park Avenue
Hyde Park

Site: 2½-Story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area, width, frontage, and off-street parking.

VOTED: In reference to petition Z-11687, Leonard V. & Barbara Dzengelewski, 1090-1092 Hyde Park Avenue, Hyde Park, for forbidden use and four variances for change of occupancy from one- to three-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Existing residential properties are one- and two-family dwellings. Abutting lots similar to appellant's support two-family dwellings. No compelling reason has been presented to justify granting variances.



Z-11687 1090-1092 HYDE PARK AVENUE, HYDE PARK.

Board of Appeal Referrals

3/23/89

Hearing: 3/28/89

Z-12519

Roman Catholic Archdiocese of Boston
91-93 Regent Street
Roxbury

Site: Three-story structure

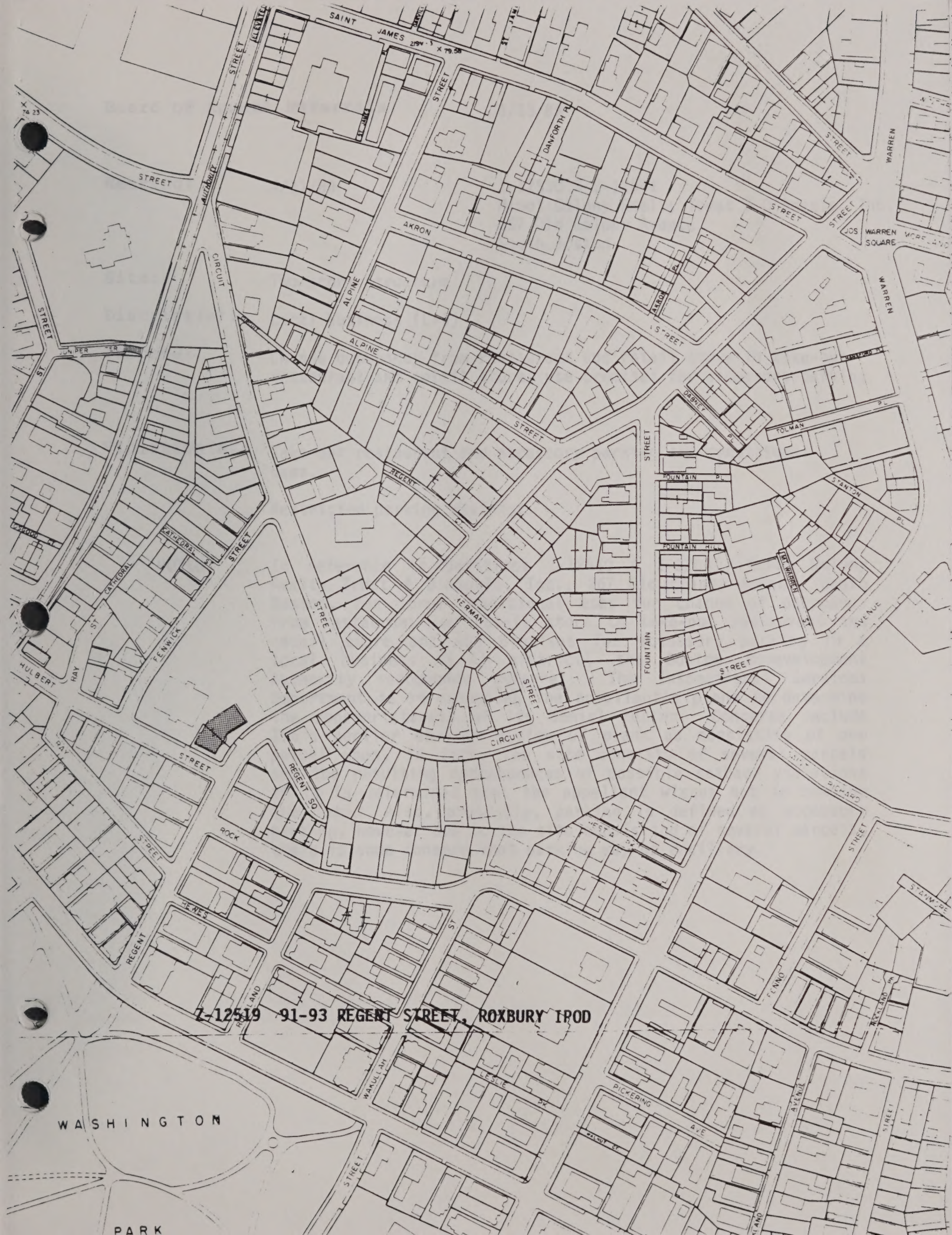
District(s): Apartment (H-1)

Purpose: Change occupancy from convent to homeless family shelter.

Violation(s): Lodging/boarding house is conditional use.

VOTED:

In reference to petition Z-12519, Roman Catholic Archdiocese of Boston, 91-93 Regent Street, Roxbury, for conditional use for change of occupancy from convent to homeless family shelter in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Petitioner will lease site to Sojourner House, Inc., which creates a homeless shelter in an adjacent structure. Vacant convent will be remodeled to accommodate proposed use. Exterior will be cleaned and repaired. Ample parking provided. Project is supported by neighborhood and Roxbury Neighborhood Council.



7-12519 91-93 REGENT STREET, ROXBURY IP0D

WASHINGTON

PARK

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89 Z-12530 & Z-12641
Minot Colony Realty Trust & D'Angelo, Inc.
267 Old Colony Avenue
South Boston

Site: Two-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from restaurant and retail store to take-out restaurant and retail store; use premises for accessory parking.

Violation(s): Take-out restaurant and accessory parking are conditional uses.

Restricted parking district.

VOTED: In reference to petitions Z-12530 & Z-12641, Minot Colony Realty Trust & D'Angelo, Inc., 267 Old Colony Avenue, South Boston, for three conditional uses for change of occupancy from restaurant and retail store to take-out restaurant and retail store and use premises for accessory parking in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral. The Inspectional Services Department is re-examining the appellant's plans to determine the appropriateness of its denial letter. Concerns include ISD's earlier review of plans as consisting of one parcel when, in fact, the site consists of several parcels and the resulting consequences of possible setback violations if it is determined that the appellant wishes not to combine the lots. Also, presently, parking is defined as accessory parking, however due to the site consisting of several parcels, there is some concern that parking may be ancillary.



Z-12530 & 12641 267 OLD COLONY AVENUE, SOUTH BOSTON

COLUMBUS

PARK

Board of Appeal Referrals

3/23/89

Hearing: 3/28/89 Z-12539
Stephen R. Kiley
43 Union Avenue
Jamaica Plain

Site: Three-story structure

District(s): Residential, two-family (R-.5)

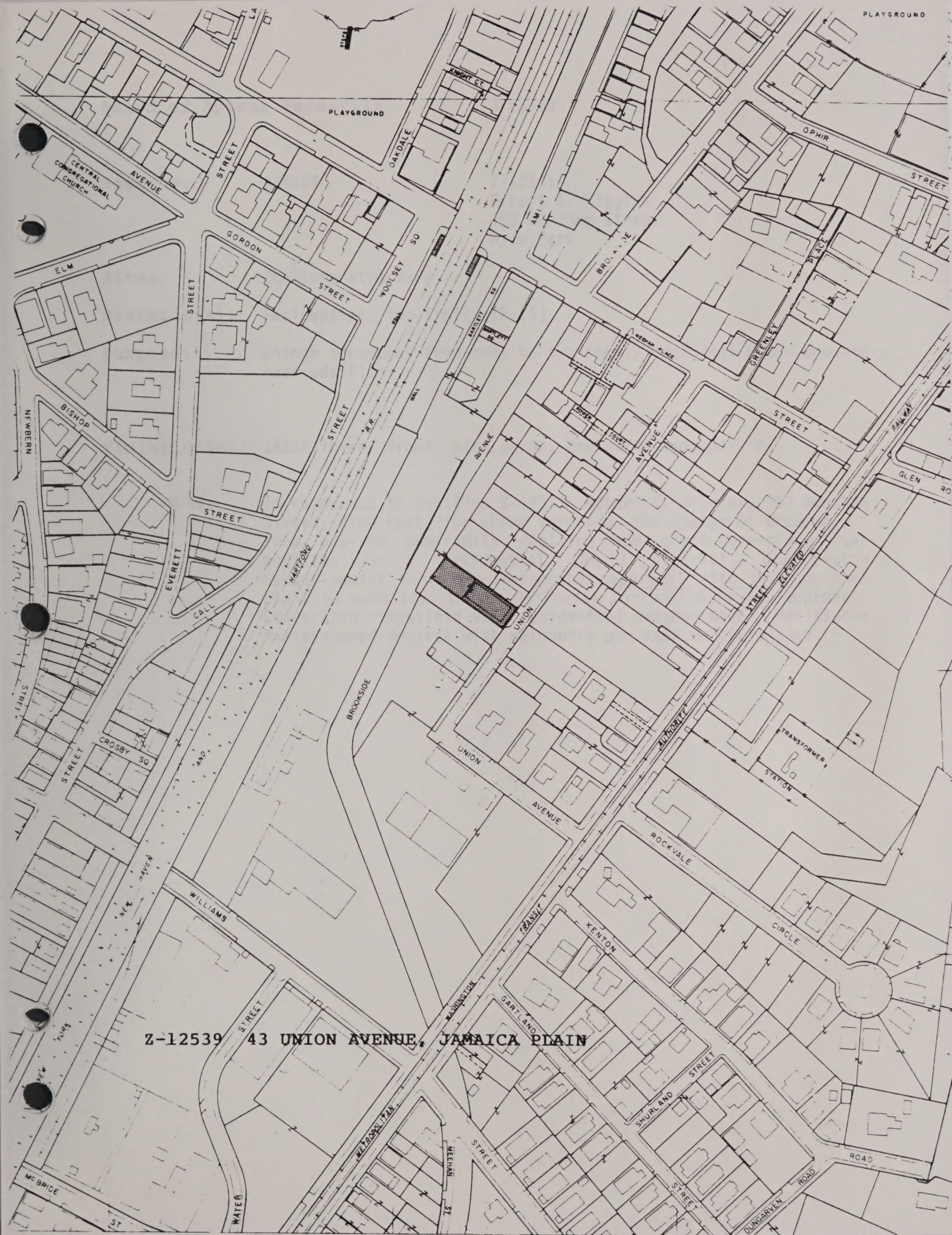
Purpose: Legalize occupancy as eight apartments.

Violation(s): Change in nonconforming use.

Excessive floor area ratio.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-12539, Stephen R. Kiley, 43 Union Avenue, Jamaica Plain, for change in nonconforming use and three variances to legalize occupancy for eight apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Change in occupancy to eight units is excessive for this two- and three-family neighborhood and will create burdens for parking and traffic. Developer should work with the neighborhood and Zoning Committee to come up with a more appropriate number of units. Zoning Committee recommended denial.



Z-12539 43 UNION AVENUE, JAMAICA PLAIN

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89

Z-12541
Robert L. Higgins
103 Needham Street
Hyde Park

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling; erect one-story rear addition.

Violation(s): Insufficient front, side yards, and off-street parking.

VOTED: In reference to petition Z-12541, Robert L. Higgins, 103 Needham Street, Hyde Park, for three variances for change of occupancy from one- to two-family dwelling and erect one-story rear addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Conversion compatible with residential neighborhood. Petitioner has reviewed project with neighbors who have no opposition.

SGT. JOHN T. MOYNIHAN
MEMORIAL PLAYGROUND

TRUMAN

Z-12541

103 NEEDHAM STREET, HYDE PARK

FAIRMOUNT PROJECT
PUBLIC HOUSING
BOSTON 200-5

FAIRMOUNT
HOUSING
BOSTON

FAIRMOUNT
PUBLIC HOUSING
BOSTON

FAIRMOUNT
PUBLIC HOUSING PROJECT
BOSTON 200-5

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89 Z-12542
Efrain Escobar, et al.
74 Forest Street
Roxbury

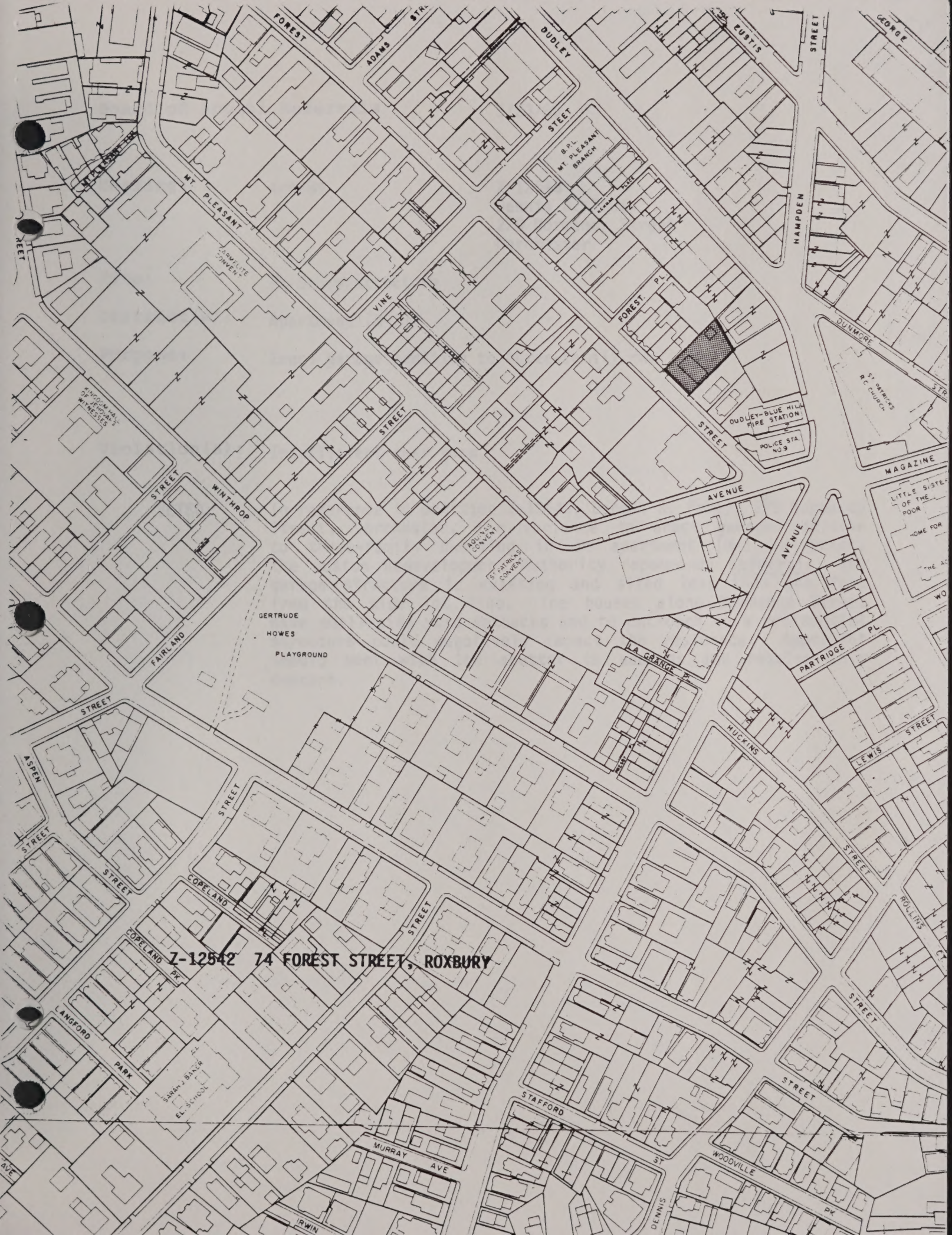
Site: 1½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one-family dwelling to adult education center.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12542, Efrain Escobar, et al., 74 Forest Street, Roxbury, for change of occupancy from one-family dwelling to adult education center in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. The property lies in the Mt. Pleasant subdistrict of the Roxbury Interim Planning Overlay District. Forest Street is a densely developed residential street containing multifamily dwellings with minimal yard setbacks. The introduction of an adult center onto Forest Street represents an expansion of an institutional use into this residential neighborhood. The proposed facility is to be a part of the Alianza Hispana multiservice center located on Dudley Street. Neighborhood concerns focus on the serious shortage of off-street parking and the appropriateness of institutional expansion into this residential neighborhood.



Z-12542 74 FOREST STREET, ROXBURY

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89

Z-12543
Dennis R. Facey
279 Normandy Street
Dorchester

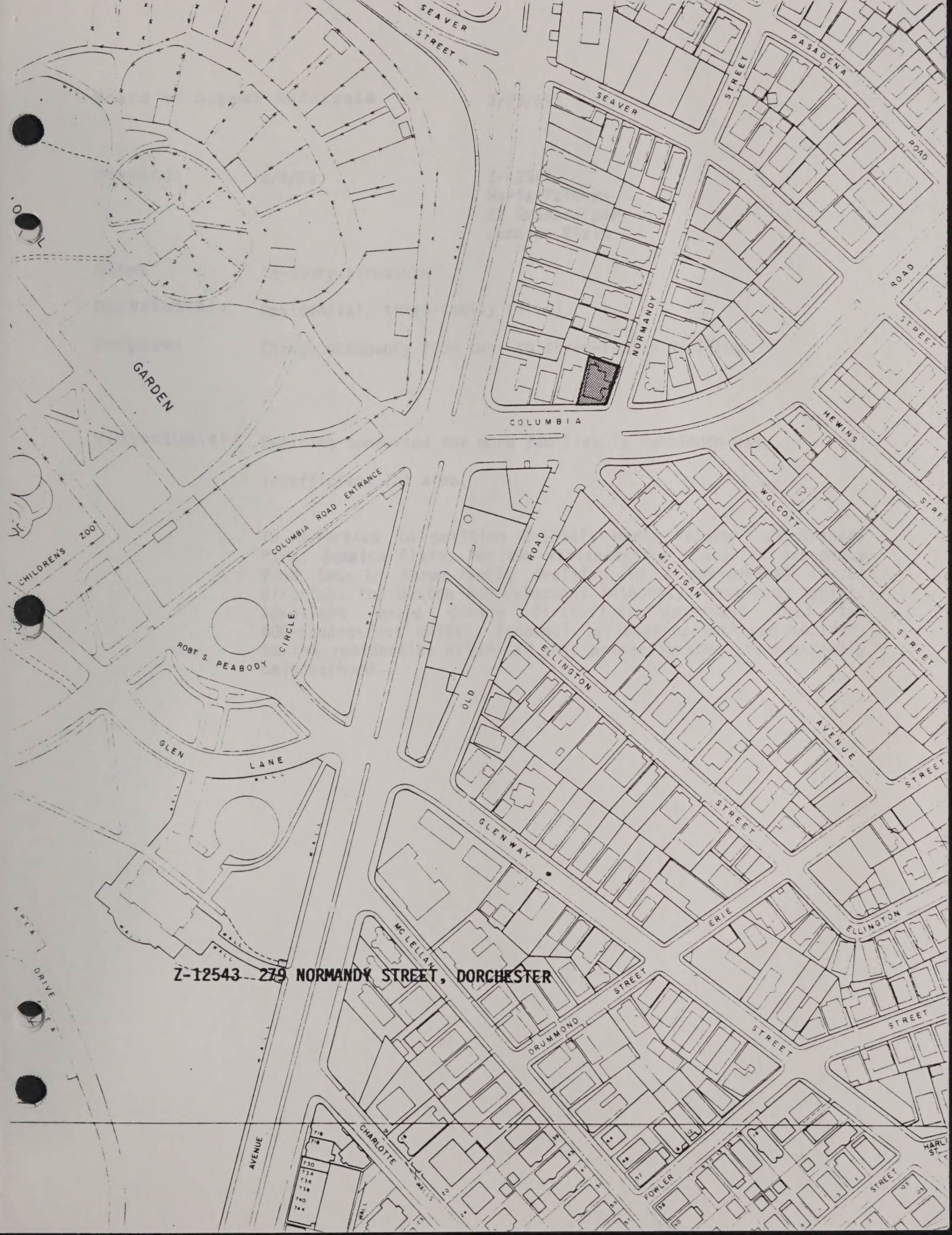
Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Erect garage addition to three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12543, Dennis R. Facey, 279 Normandy Street, Dorchester, for variance to erect garage addition to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. The garage structure is existing and sited less than one foot from the side lot line. The houses along Normandy Street have small side yard setbacks and to encroach on a residential structure could negatively impact the residence. Appellant should meet with the abutter to address and resolve this concern.



Z-12543 279 NORMANDY STREET, DORCHESTER

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89

Z-12547
Maria Palermo
22 Granada park
Jamaica Plain

Site: 1½-Story structure

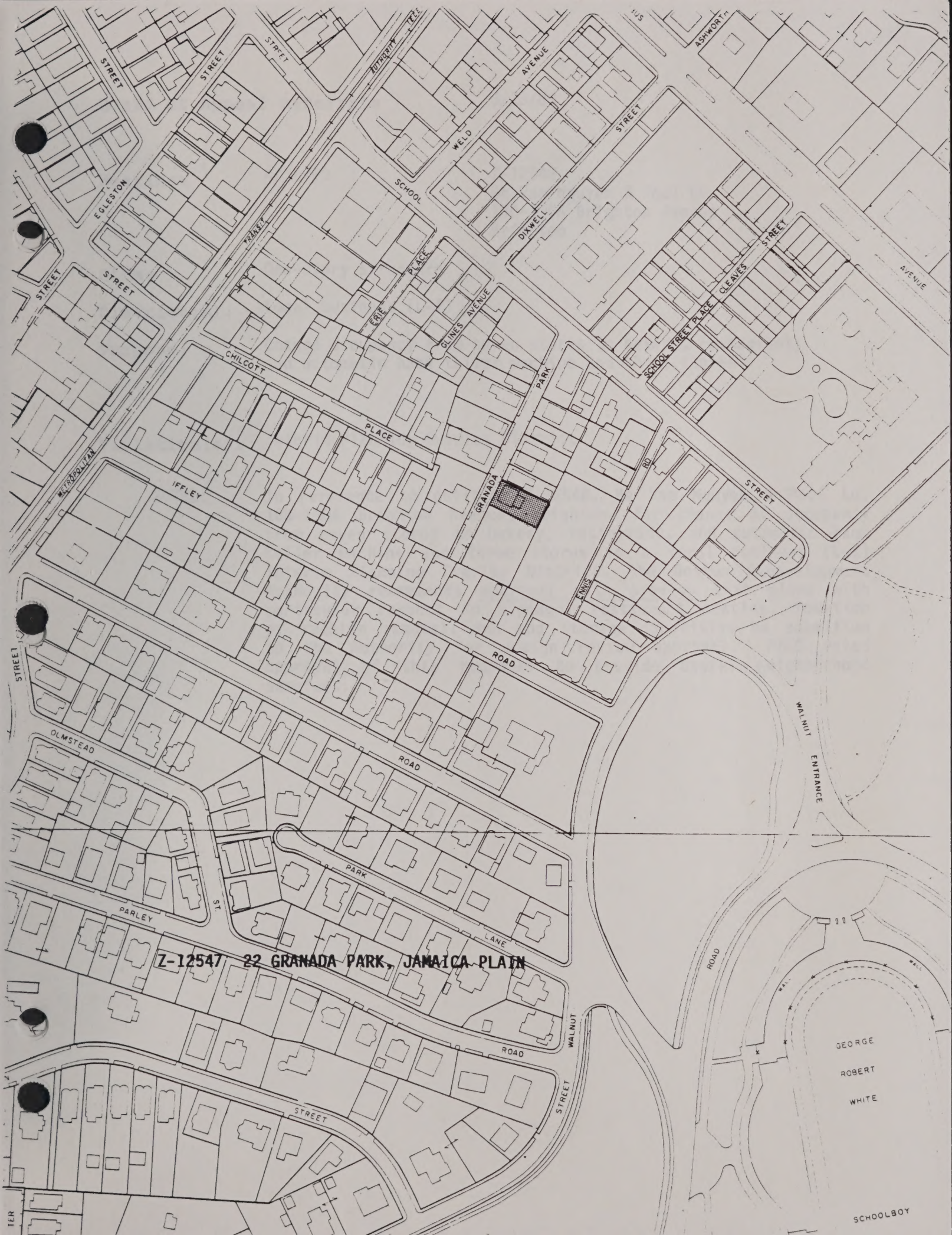
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

In reference to petition Z-12547, Maria Palermo, 22 Granada Park, Jamaica Plain, for two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Appellant would divide first-floor apartment into two 600-square-foot units. Proposal is inappropriate and contrary to the residential nature of this primarily one- and two-family neighborhood.



Z-12547 22 GRANADA PARK, JAMAICA PLAIN

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89

Z-12548
Be Van Nguyen & Paul Lu
180-190A Brighton Avenue
Brighton

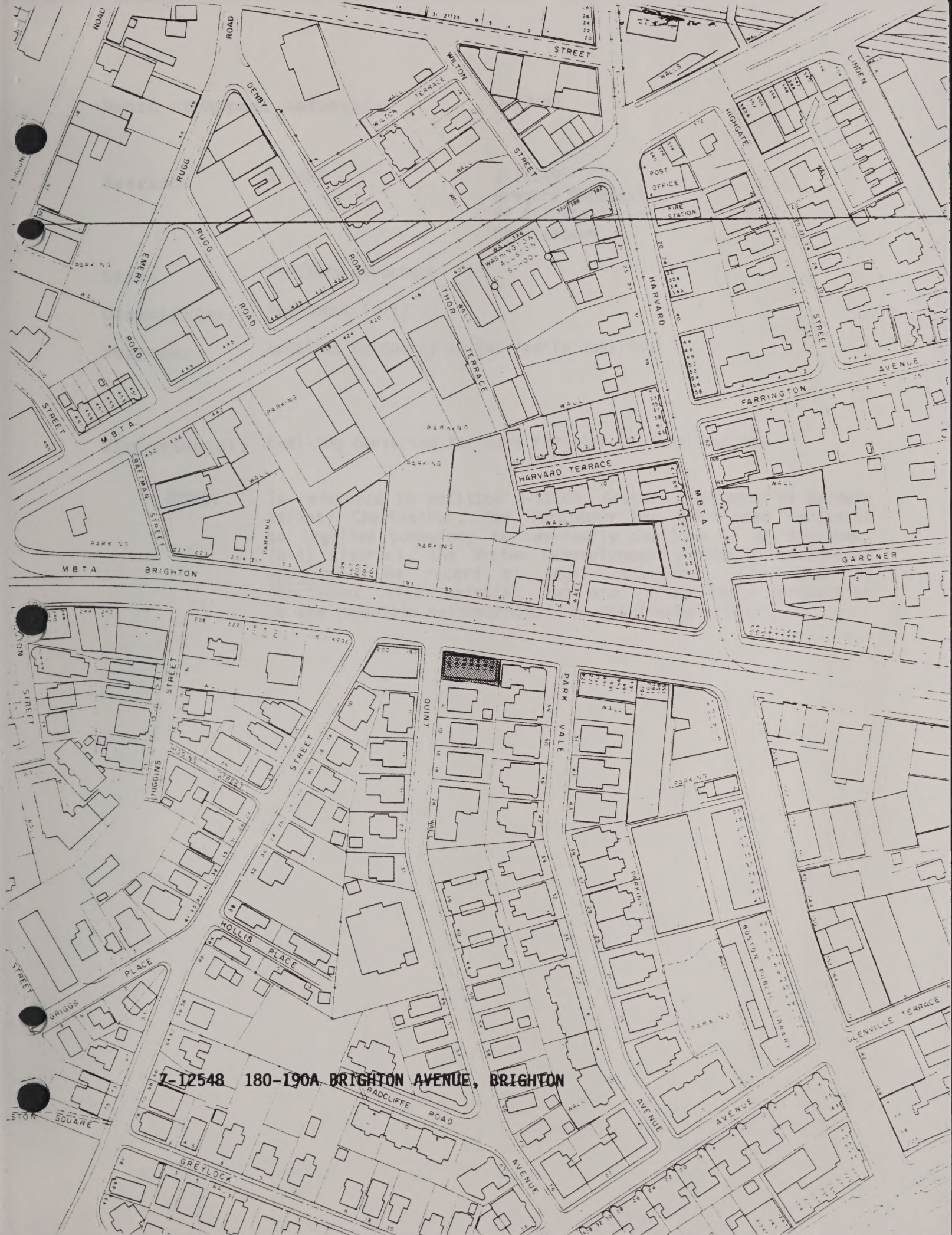
Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from seven stores to bakery, restaurant,
and automatic bank teller machine and three stores.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12548, Be Van Nguyen & Paul Lu, 180-190A Brighton Avenue, Brighton, for change of occupancy from seven stores to bakery, restaurant, and automatic bank teller machine and three stores in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to signage, restaurant seating, location of rubbish removal, and and storage facilities be submitted to the Authority for design review approval. PZAC voted approval of this proposal to provide useful neighborhood services.



7-12548 180-190A BRIGHTON AVENUE, BRIGHTON

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89 Z-12549
Gregory Crockett
94 Baldwin Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

VOTED: In reference to petition Z-12549, Gregory Crockett, 94 Baldwin Street, Charlestown, for forbidden use and three variances to legalize occupancy as two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Conversion is consistent with existing two- and three-family properties in the immediate neighborhood. No detrimental affect.



7-12549 94 BALDWIN STREET, CHARLESTOWN

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89

Z-12550
John & Mary Corey Trust
725-735 Centre Street
Jamaica Plain

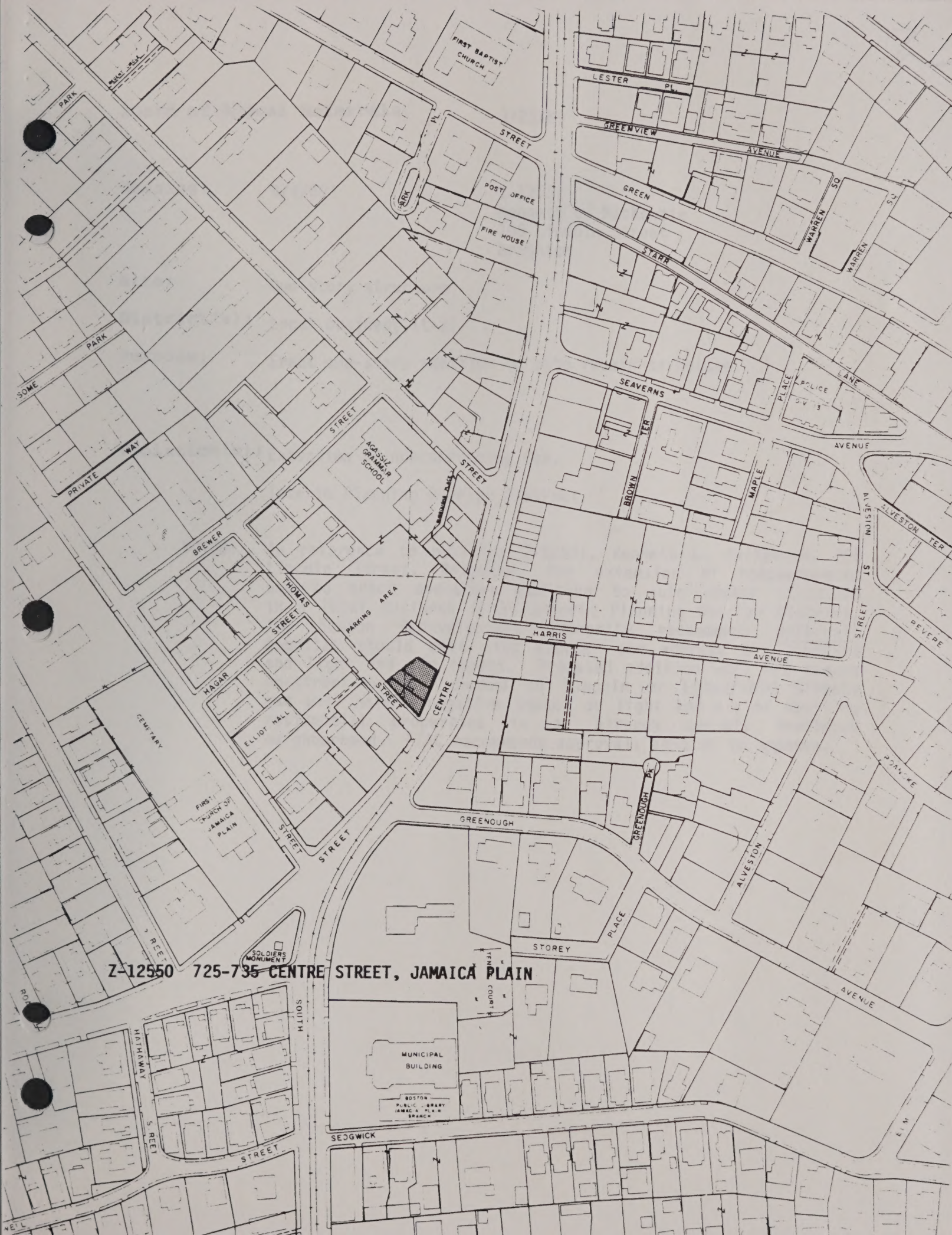
Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from six stores to bank, laundry, and stores.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-12550, John & Mary Corey Trust, 725-735 Centre Street, Jamaica Plain, for variance for change of occupancy from six spaces to bank, laundry, and two stores in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans with particular respect to exterior work and signage be submitted to the Authority for design review approval; that appellant discuss future retail tenants of unleased space with Jamaica Plain Zoning Committee and the neighborhood. Special attention should be given to the local retail quality of Centre Street because of existing traffic and parking conditions.



Z-12550 725-735 CENTRE STREET, JAMAICA PLAIN

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89

Z-12551
Kenneth L. MacKenzie
106 Lincoln Street
Brighton

Site: One-story structure

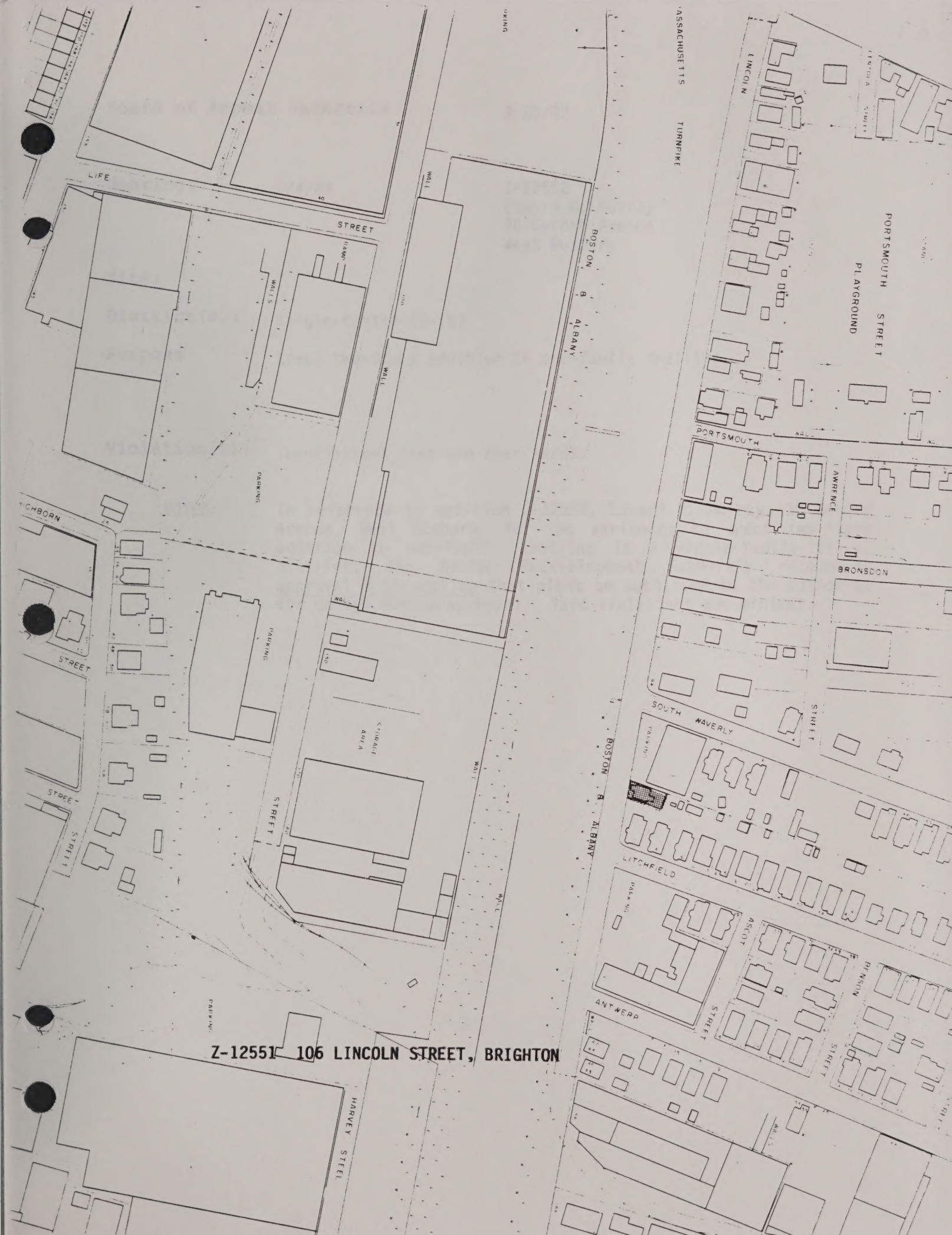
District(s): Local business (L-1)

Purpose: Erect one-story addition to auto repair structure.

Violation(s): Extension of nonconforming use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12551, Kenneth L. MacKenzie, 106 Lincoln Street, Brighton, for extension of nonconforming use to erect one-story addition to auto repair structure in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Appellan should meet with abutter and address his concerns and light and air impact. Proposed addition will not reduce on-street parking demand on Lincoln or Litchfield Streets and will have a negative impact on light and air of abutting residential properties in an already densely developed neighborhood. PZAC recommends approval; abutter is opposed.



Z-12551 106 LINCOLN STREET, BRIGHTON

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89

Z-12552
Edward M. Murray
30 Cerdan Avenue
West Roxbury

Site:

District(s): Single-family (S-.5)

Purpose: Erect two-story addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-12552, Edward M. Murray, 30 Cerdan Avenue, West Roxbury, for two variances to erect two-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Yard violations are minimal.



Z-12552 30 CERDAN AVENUE, WEST ROXBURY

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89 Z-12557
Thomas M. & Maude W. Chilton
155 Warren Avenue
Boston

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12557, Thomas M. & Maude W. Chilton, 155 Warren Avenue, Boston, for variance to legalize occupancy as two-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Former lodging house has not been occupied as such for more than ten years. Two-family dwelling is an appropriate and compatible use. Authority has received letters of support from neighbors.



Z-12557 155 WARREN AVENUE, BOSTON

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89 Z-12558
Andre Louis
16 Saint Gregory Street
Dorchester

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Install new fire escape to two-family dwelling.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12558, Andre Louis, 16 Saint Gregory Street, Dorchester, for extension of nonconforming use to install new fire escape on two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. The new construction improves the egress from the second-floor apartment and has no impact on the abutting home.



Z-12558 16 ST. GREGORY STREET, DORCHESTER

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89 Z-12559
Nicholas Hera
37 Pinedale Road
Roslindale

Site: 7,769 Square feet of land

District(s): Residential, two-family (R-.5)

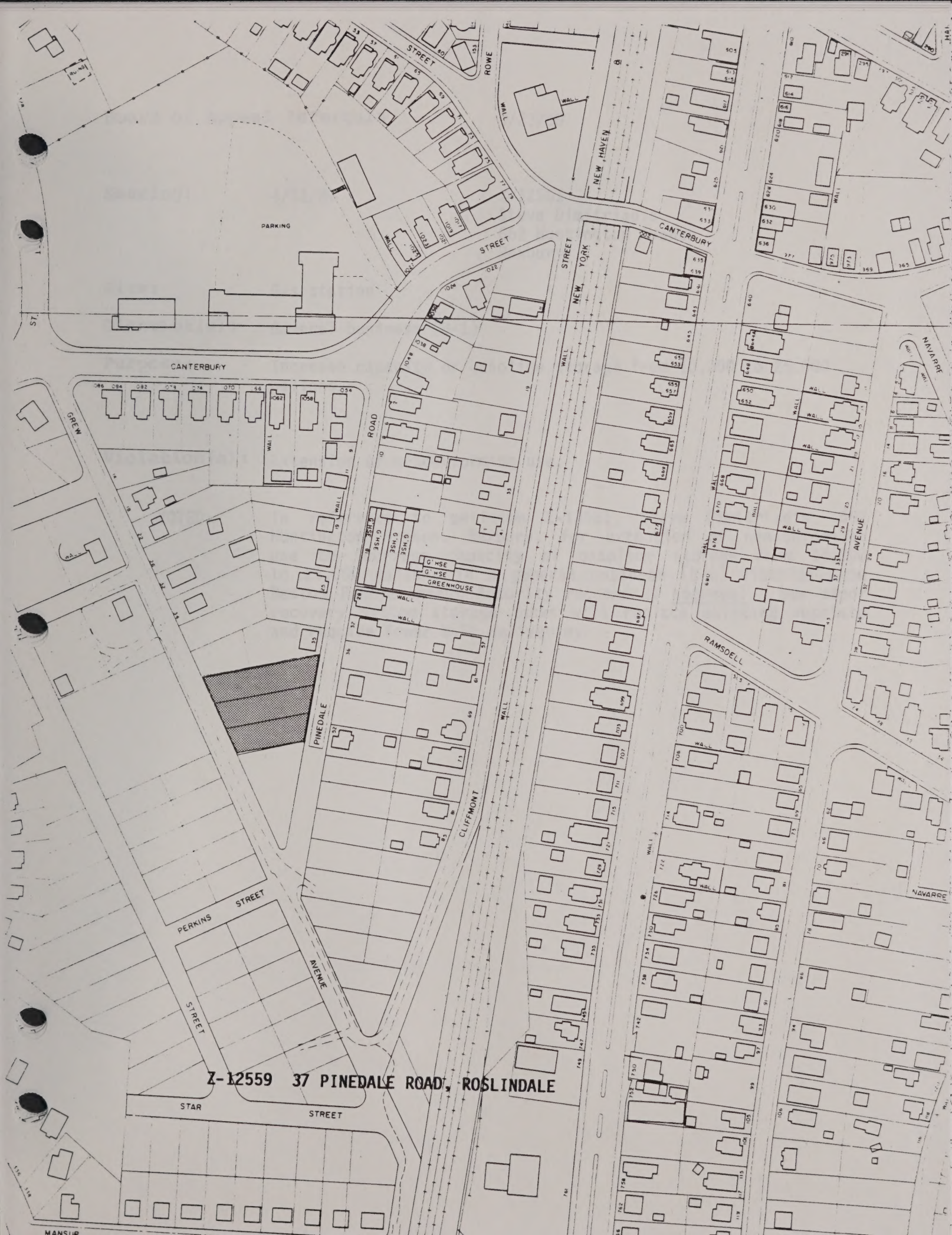
Purpose: Erect three-apartment structure.

Violation(s): Three-family dwelling is forbidden use.

Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, and rear yard.

VOTED: In reference to petition Z-12559, Nicholas Hera, 37 Pinedale Road, Roslindale, for forbidden use and five variances to erect three-apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Very steeply sloped site is located at the end of a narrow cul-de-sac. Proposal is excessive; lot area does not meet requirements for two-family dwelling. Neighbors have expressed very strong opposition.



Z-12559 37 PINEDALE ROAD, ROSLINDALE

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89

Z-12561
Steve Dimitriadis
662 Huntington Avenue
Roxbury

Site: Gas station

District(s): General business (B-1)

Purpose: Increase capacity of gasoline storage from 16,000 to 25,000 gallons.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12561, Steve Dimitriadis, 662 Huntington Avenue, Roxbury, for extension of nonconforming use to increase capacity of gasoline storage from 16,000 to 25,000 gallons in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. New vapor recovery system storage tanks will replace existing obsolete and require fewer bulk deliveries.



HARVARD UNIVERSITY
RESEARCH LABORATORIES

TUCK STREET

SMITH ST.

STREET

HUNTINGTON AVENUE

MCGREEVEY

HORADAN WAY

MISSION HILL HOUSING DEVELOPMENT

TREMONT

WIGGLESWORTH STREET

WORTHINGTON STREET

SMITH

SISTERS CONVENT

MISSION CHURCH SCHOOL (GRAM.)

ST ALPHONSUS HALL

MISSION CHURCH (R.C.)

MISSION CHURCH

MISSION HILL PLAYGROUND

MAURICE J. TOBIN SCHOOL

BOSTON PUBLIC LIBRARY
BARKER HILL BR.

MAURICE J. TOBIN MEMORIAL BLDG.

ALLEGHANY STREET

STREET

CALUMET

ST. ALPHONSUS

ALLEGHANY ST.

2-12561 662 HUNTINGTON AVENUE, ROXBURY

251-V3
11705

MISSION CHURCH

STREET

CARMEL

DELLE

BURNEY STREET

PARKING AREA

STREET

AVENUE

MISSION CHURCH HIGH SCHOOL

STREET

CHEFOKEE

PONTIAC

HILLSIDE

IROQUOIS

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89

Z-12562
Lee Cofran
22 Santuit Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect roofdeck on attached garage and install accessory swimming pool to three-family dwelling.

Violation(s): Accessory swimming pool is forbidden use.
Insufficient rear yard.

VOTED: In reference to petition Z-12562, Lee Cofran, 22 Santuit Street, Dorchester, for forbidden use and variance to erect roofdeck on attached garage and install accessory swimming pool in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial of roofdeck and deferral of swimming pool. Existing roofdeck of garage has negatively impacted the abutting residence because of noise, smoke from a barbecue grill, and the shadow affect. The appellant should meet with the abutter and the Authority to resolve specific concerns regarding both the deck and the pool.



2-12562 22 SANTUIT STREET, DORCHESTER

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89 Z-12565
Pascual Casiano
1047-1049 Blue Hill Avenue
Dorchester

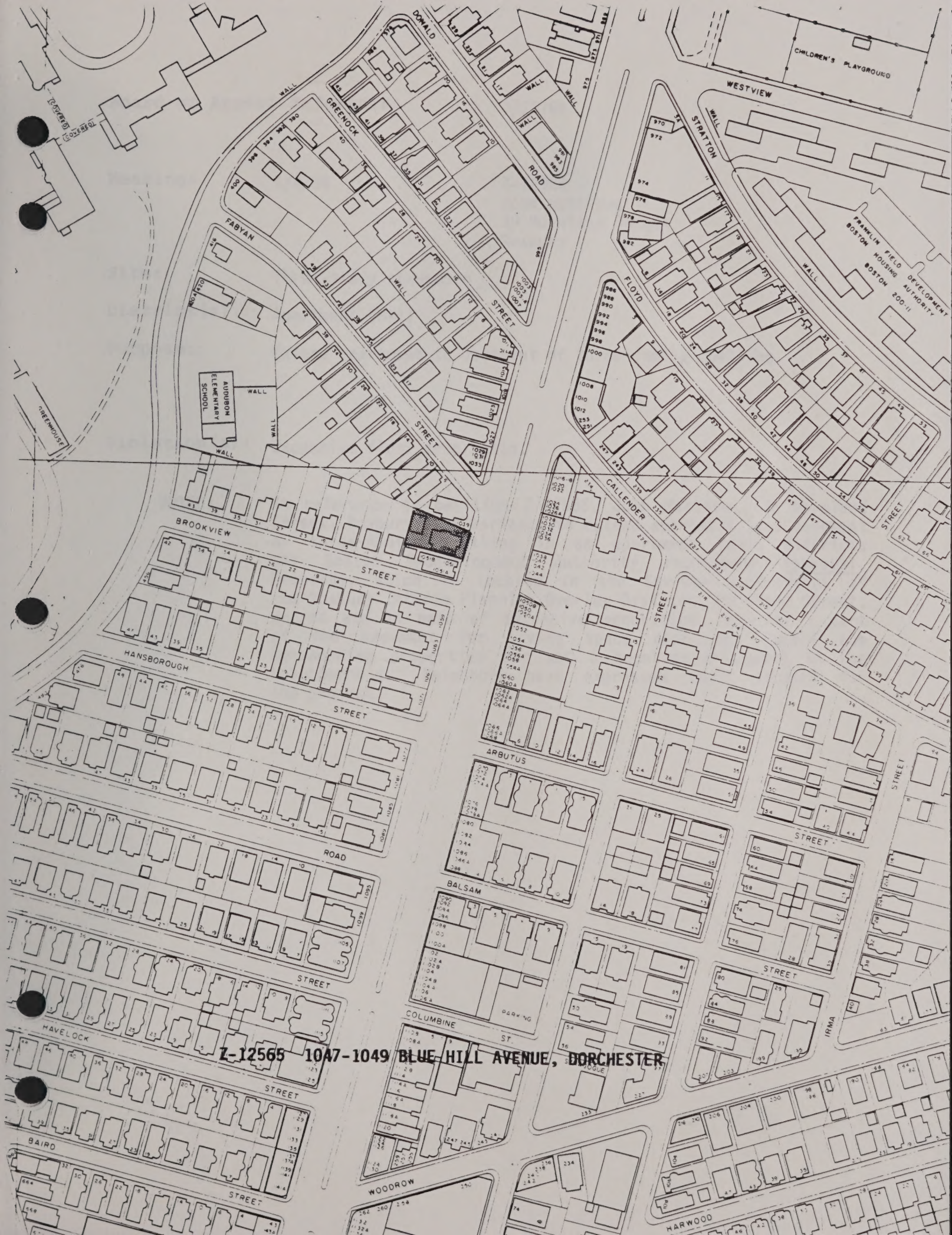
Site: 5,865 Square feet of land

District(s): Local business (L-1)

Purpose: Use premises for outdoor display and sale of 24 used cars.

Violation(s): Outdoor sale and display of used cars is forbidden use.

VOTED: In reference to petition Z-12565, Pascual Casiano, 1047-1049, Blue Hill Avenue, Dorchester, for forbidden use for use of premises for outdoor sale and display of 24 used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposal would have a detrimental affect on abutting residential structures and neighborhood; rear of lot directly abuts residences. Automotive use is inappropriate and contrary to planning objectives of an impending Mattapan Interim Planning Overlay District.



L-12565 1047-1049 BLUE HILL AVENUE, DORCHESTER

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89

Z-12566
John Matthews
39 Moreland Street
Roxbury

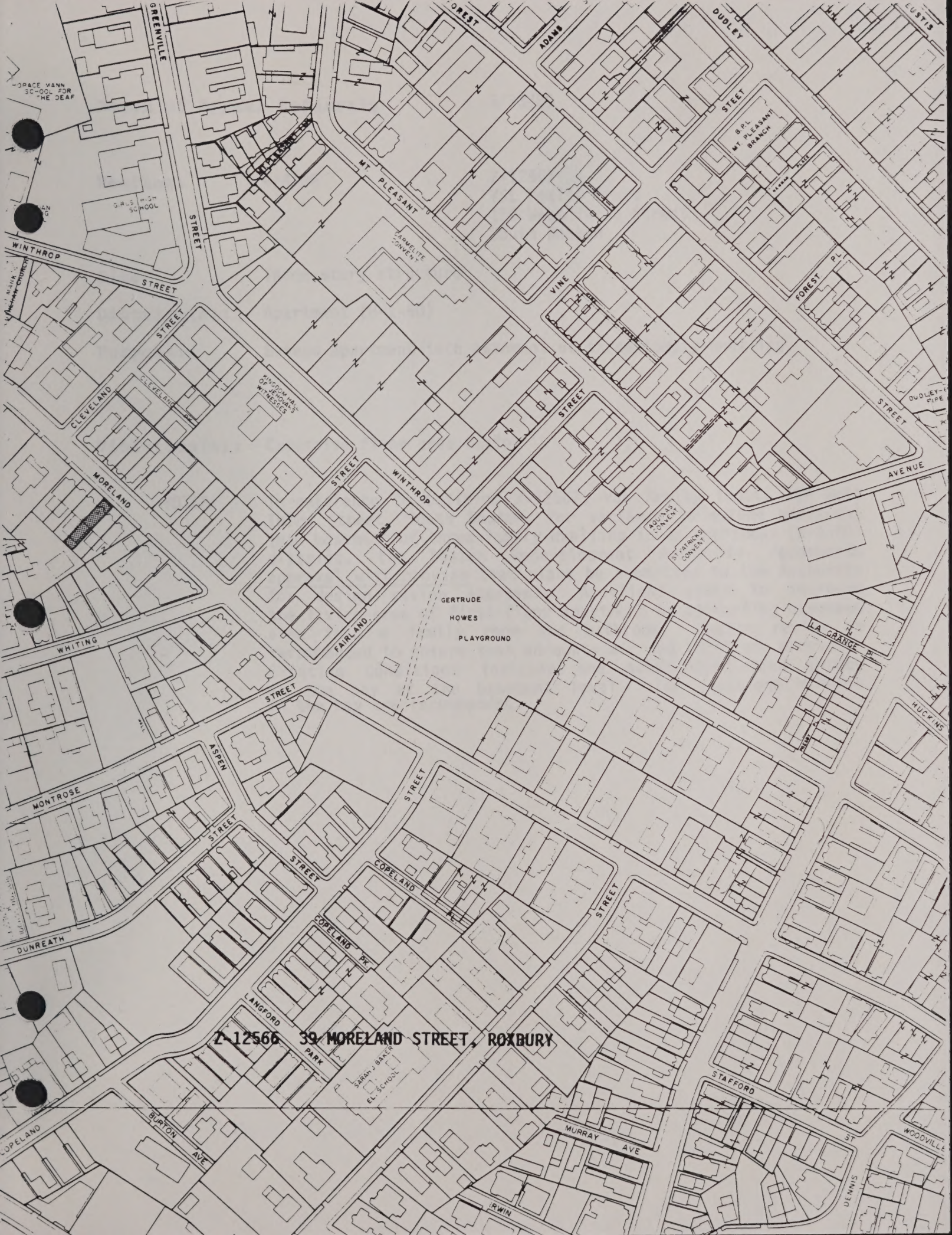
Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Extend apartment to basement of three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12566, John Matthews, 39 Moreland Street, Roxbury, for variance to extend apartment into basement of three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Property, which is located in the Sav-Mor subdistrict of the Roxbury Interim Planning Overlay District, Moreland Street, vacant and in need of extensive renovation. Use of a part of the basement for living space does not impact the surrounding properties nor set a negative precedent to the neighborhood. Neighbors have expressed their support for the project.



2-12566 39 MORELAND STREET, ROXBURY

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89

Z-12567
VSL Realty Trust
159 West Third Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Extend apartment into basement of three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12567, VSL Realty Trust, 159 West Third Street, South Boston, for variance to extend apartment into basement of three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Appellant seeks to increase the living area of first-floor apartment by converting basement area into a family room and bathroom. Design review is recommended to ensure that adequate air and light are provided. Existing conditions indicate one substandard-sized window in the bay at the basement level. Two additional windows in the bay are recommended.



Z-12567 157 WEST THIRD STREET, SOUTH BOSTON

Board of Appeal Referrals

3/23/89

Hearing:

Z-12568
River Street Realty Trust
69 Quint Avenue
Allston

Site:

Parking lot

District(s):

Apartment (H-1)

Purpose:

Use premises for parking of 14 cars.

Violation(s):

Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient off-street parking.

VOTED:

In reference to petition Z-12568, River Street Realty Trust, 69 Quint Avenue, Allston, for two variances to use premises for parking of 14 cars in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that appellant secure agreement with abutting property owner with respect to vehicle movement. Proposal will increase the off-street parking capacity of 69 Quint Avenue from 10 to 14 spaces and help ease on-street parking problems in a neighborhood that suffers a tremendous parking demand. Side yard parking violation is an existing condition.



Z-12568 69 QUINT AVENUE, ALLSTON

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89 Z-12569-12570
Ken Boyce
116-118 West Seventh Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Ancillary parking.

Violation(s): Ancillary parking is conditional use.

Restricted parking district.

VOTED: In reference to petitions Z-12569-12570, Ken Boyce, 116-118 West Seventh Street, South Boston, for four conditional uses to use premises for ancillary parking in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral until a parking plan is submitted and reviewed by the Authority and community. The appeal application includes plot plan only. The Authority and community should have an opportunity to review a parking plan that addresses such issues as curb cut location, on-site circulation, fencing, buffering, the number of spaces proposed, and public safety of area residents. The site is located in a residential area where the Board of Appeal recently approved a 110-unit proposal. The benefits or detriments of an off-street parking lot for delivery trucks at this location needs to better be understood in the context of a neighborhood where the density and resident population is expected to dramatically increase in the near future.



Z-12569-12570 116-118 WEST SEVENTH STREET, SOUTH BOSTON

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89 Z-12572
Christy's Markets, Inc.
115-125 Jersey Street
Boston

Site: One-story structure

District(s): Apartment (H-2)

Purpose: Erect projecting sign on retail store structure.

Violation(s): Excessive sign area.

VOTED: In reference to petition Z-12572, Christy's Markets, Inc., 115-125 Jersey Street, Boston, for conditional use to erect projecting sign on retail store structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Proposal will legalize existing sign for Christy's Market. In December, 1986, the Board of Appeal granted approval for two years; however appellant inadvertently failed to secure permit.



Z-12572 115-125 JERSEY STREET, BOSTON

Board of Appeal Referrals

3/23/89

25

Hearing: 4/11/89 Z-12573
Elias Sahinidis
21 Heldun Street
West Roxbury

Site: 2½-Story structure

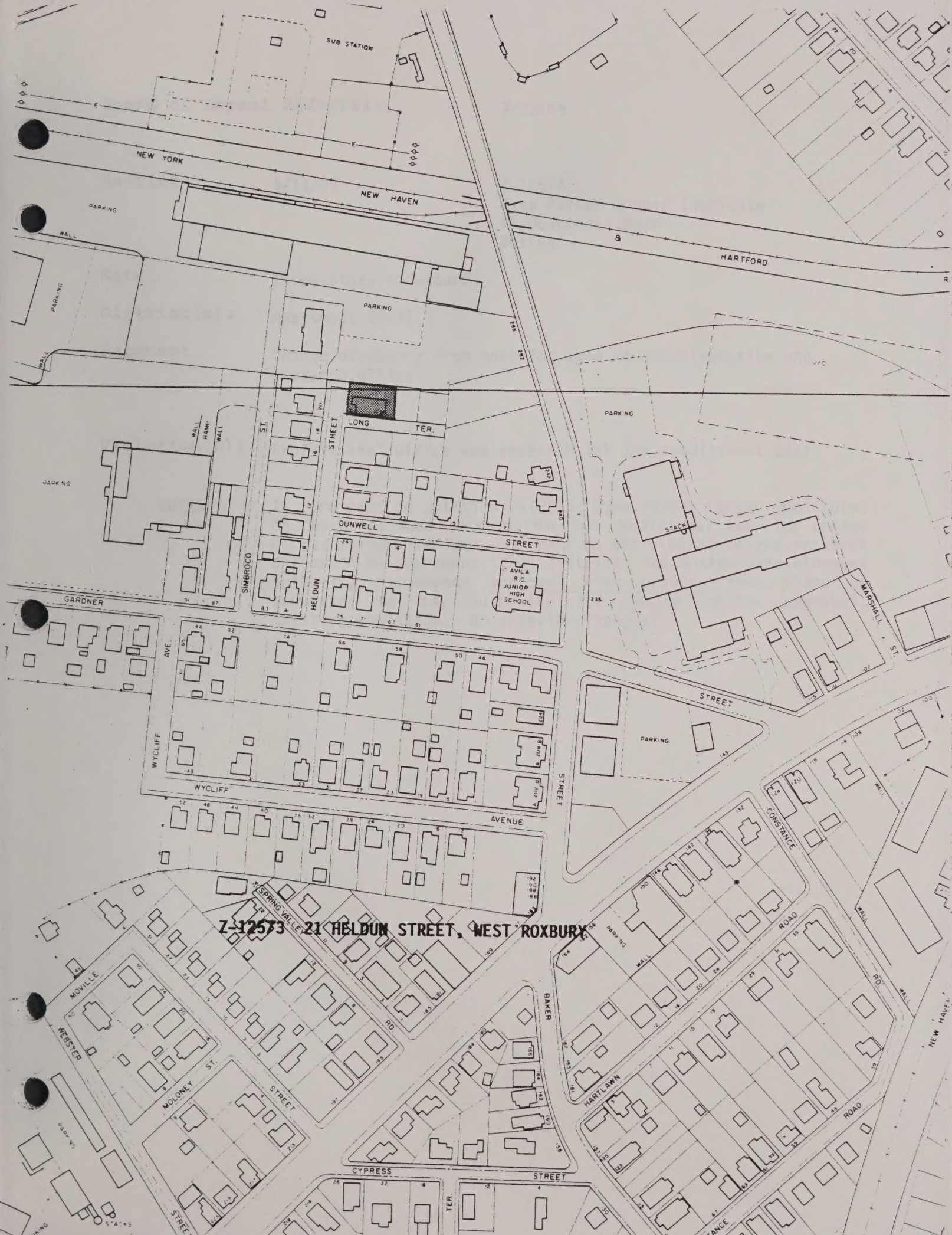
District(s): Single-family (S-.5)

Purpose: Extend apartment to basement of three-family dwelling.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio.

VOTED: In reference to petition Z-12573, Elias Sahinidis, 21 Heldun Street, West Roxbury, for extension of nonconforming use and variance to extend apartment into basement of three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Any extension of this nonconforming use would have an adverse impact on the predominantly single-family neighborhood. No hardship apparent or reasons for, submitted by appellant. Strong neighborhood opposition.



Z-12573 21 HELDUN STREET, WEST ROXBURY

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89 Z-12574
Dana Farber Cancer Institute
65 Deaconess Road
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from home for aged to administrative and research office.

Violation(s): Professional office and research lab are conditional uses.

VOTED: In reference to petition Z-12574, Dana Farber Cancer Institute, 65 Deaconess Road, Boston, for two conditional uses for change of occupancy from home for aged to administrative and research office in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing condition. No exterior changes.



Z-12574 65 DEACONESS ROAD, BOSTON

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89

Z-12577
Kelley A. Perry
152 Athens Street
South Boston

Site: 3,259 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, frontage, and front yard.

VOTED: In reference to petition Z-12577, Kelley A. Perry, 152 Athens Street, South Boston, for four variances to erect one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Design and siting of this one-family dwelling are inconsistent with existing area dwellings. Plans do not indicate off-street parking facilities which would be essential to any new development of this narrow (20') one-way public street.



L-12577 152 ATHENS STREET, SOUTH BOSTON.

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89

Z-12578
Fiorentina Ferrara
198 Dana Avenue
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Subdivide land.

Violation(s): Insufficient lot area, width, and frontage.

VOTED: In reference to petition Z-12578, Fiorentina Ferrara, 198 Dana Avenue, Hyde Park, for three variances to subdivide land in a single-family (S-.3) district, the Boston Redevelopment Authority recommends denial. Proposal is inappropriate. Subdivision would create substandard lot for existing nonconforming two-family dwelling.



Z-12578 198 DANA AVENUE, HYDE PARK

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89 Z-12579
Nicholas D'Amore
221-227 Commercial Street
Boston

Site: Gas service station

District(s): Manufacturing (M-2-55)

Purpose: Use premises for parking of 16 cars for fee.

Violation(s): Parking lot is conditional use.

Restricted parking district.

VOTED: In reference to petition Z-12579, Nicholas D'Amore, 221-227 Commercial Street, Boston, for two conditional uses to use premises for parking of 16 cars for fee in a manufacturing (M-2-55) district, the Boston Redevelopment Authority recommends denial. It is proposed to use former gas service station site located at a very prominent neighborhood intersection of Commercial Street and Atlantic Avenue. Site limitations would require vehicles to back on to street across public sidewalk creating a potential safety hazard.



7-12579 221-227 COMMERCIAL STREET, BOSTON

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89 Z-12581
David Peach/Fred Stein
69 Bennington Street
East Boston

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from two apartments to store to two apartments and wholesale (retail bakery).

Violation(s): Barrier free access.

VOTED: In reference to petition Z-12581, David Peach/Fred Stein, 69 Bennington Street, East Boston, for variance for change of occupancy from two apartments and store to two apartments and wholesale (retail bakery) in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Violation presents a hardship on appellant. Major structural changes required for the ramp would seriously deprive the appellant of much needed work and sales space for the first-floor bakery. Configuration of store space and entry is typical of surrounding uses.



Z-12581 69 BENNINGTON STREET, EAST BOSTON

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89

Z-12582
Theophilus Adjetey
58 Angell Street
Dorchester

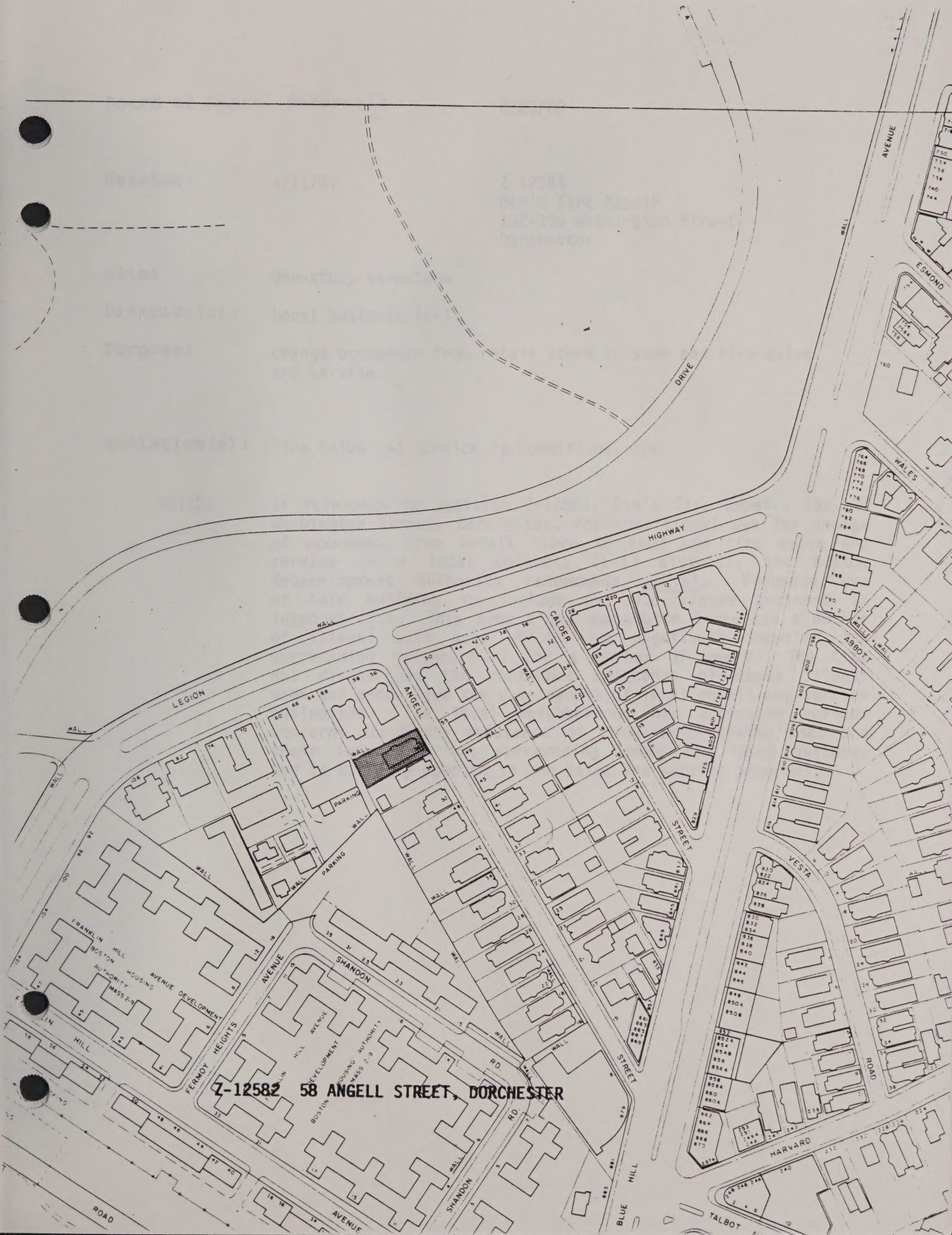
Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-12582, Theophilus Adjetey, 58 Angell Street, Dorchester, for variance for change of occupancy from three- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposed basement apartment is inappropriate and inconsistent with residential structures in the area.



Z-12582 58 ANGELL STREET, DORCHESTER

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89 Z-12584
Dan's Tire Repair
192-196 Washington Street
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from retail store to same and tire sales and service.

Violation(s): Tire sales and service is conditional use.

VOTED: In reference to petition Z-12584, Dan's Tire Repair, 192-196 Washington Street, Dorchester, for conditional use for change of occupancy from retail store to same and tire sales and service in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposed use of this building to include an auto-related business is inappropriate. This area along Washington Street has a number of illegal auto uses which have negatively impacted the surrounding neighborhood for a number of years. The City has discouraged the continued existence of these illegal uses and encouraged the development of local retail and service businesses. The local neighborhood has expressed serious concerns about the existence of these auto-related uses and their impact on the surrounding homes and local business and is strongly opposed to the sales and service proposal.



7-12584 192-196 WASHINGTON STREET, DORCHESTER

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89 Z-12585
Haing Trung Nguyen
60 Mather Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-12585, Haing Trung Nguyen, 60 Mather Street, Dorchester, for forbidden use and variance to legalize occupancy as two-family dwelling in a residential (R-.5) district; the Boston Redevelopment Authority recommends deferral. Appellant should meet with neighborhood to review plans and alleviate their concerns. Conversion of single-family dwelling and size of unit are prime issues.



Z-12585 60 MATHER STREET, DORCHESTER

Board of Appeal Referrals

3/23/89

34

Hearing: 4/11/89 Z-12586
Joe Cook
40 Highland Avenue
Roxbury

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two-family dwelling to one-family dwelling
and day care center for 60 children.

Violation(s): Insufficient off-street parking.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12586, Joe Cook, 40 Highland Avenue, Roxbury, for two variances for change of occupancy from two-family dwelling to one-family dwelling and day care center for 60 children in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The property lies in the Highland park subdistrict of the Roxbury Interim Planning Overlay District. The day care facility will add to the existing Paige Academy programs serving the surrounding community. The school and day care facility uses are compatible with the low-scale residential character of the neighborhood and will provide a much needed service to area residents.



Board of Appeal Referrals

3/23/89

Hearing: 4/18/89 Z-12588
Habitat for Humanity of Boston
6 & 8 Balsam Street
Mattapan

Site: Housing project

District(s): Residential, three-family (R-.8) and Local business (L-1)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient separation between buildings.

VOTED: In reference to petition Z-12588, Habitat for Humanity of Boston, 6 & 8 Balsam Street, Mattapan, for variance to erect two-family dwelling in a residential (R-.8) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal will complete construction by appellant of eleven-unit development for low-income families.



7-12588 6 & 8 BALSAM STREET, MATTAPAN

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89

Z-12589
Steve Dimitriadis
64 Pleasant Street
Dorchester

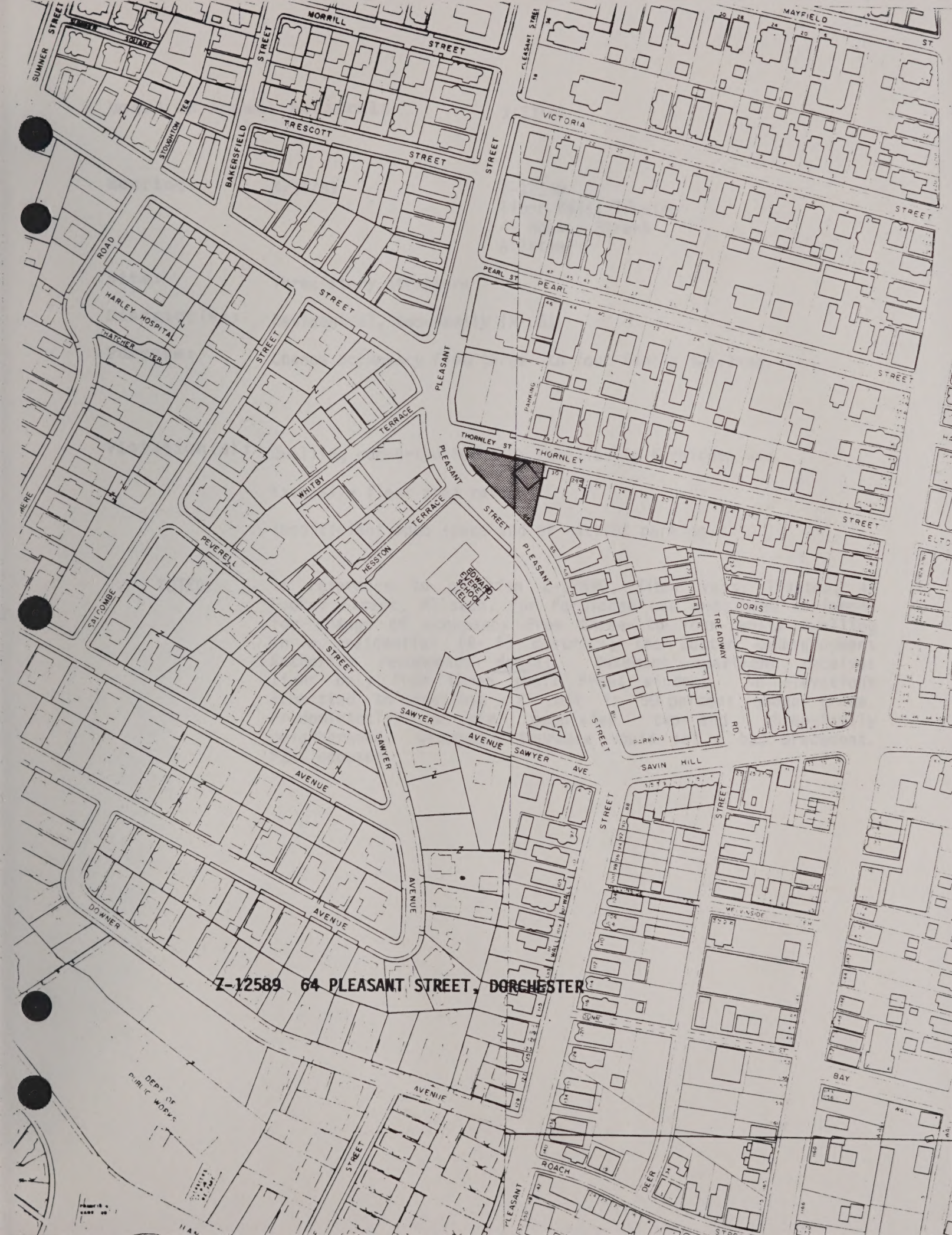
Site: Gas service station

District(s): Local business (L-.5)

Purpose: Erect canopy over fuel pump island.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-12589, Steve Dimitriadis, 64 Pleasant Street, Dorchester, for variance to erect canopy over fuel pump island in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Improvement of gas service station.



Z-12589 64 PLEASANT STREET, DORCHESTER

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89 Z-12590
Tibor Vais, Trustee
49 Hooker Street
Allston

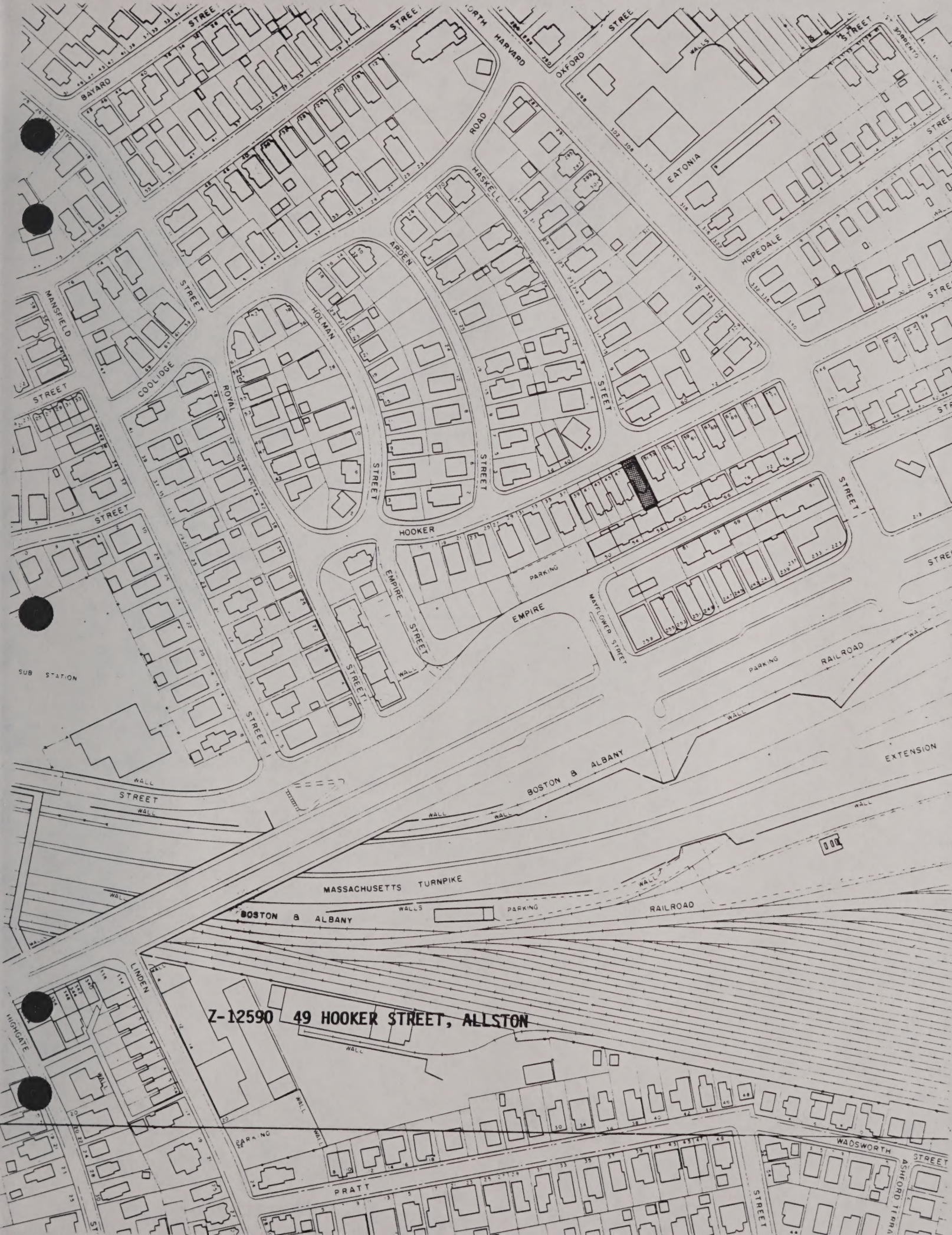
Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Excessive floor area ratio.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-12590, Tibor Vais, Trustee, 49 Hooker Street, Allston, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Basement apartment receives light only from three small front windows. No elevations submitted to indicate if unit is 50 percent above grade. Predominantly densely populated two- and three-family neighborhood. Occupancy increase would set a bad precedent. PZAC opposed.



Z-12590 49 HOOKER STREET, ALLSTON

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89 Z-12592
Margaret Fitzpatrick
156 Bunker Hill Street
Charlestown

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from grocery store to pizza shop.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-12592, Margaret Fitzpatrick, 156 Bunker Hill Street, Charlestown, for conditional use for change of occupancy from grocery store to pizza shop in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Petitioner has operated pizza shop in Charlestown for five years. Forced to vacate former premises. Continued use would not be detrimental to the area. Majority of traffic is generated by pedestrians.



Z-12592 156 BUNKER HILL STREET, CHARLESTOWN

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89 Z-12593-12594
Michael Tivnan
362-364 East Eighth Street &
17-21 Dixfield Street
South Boston

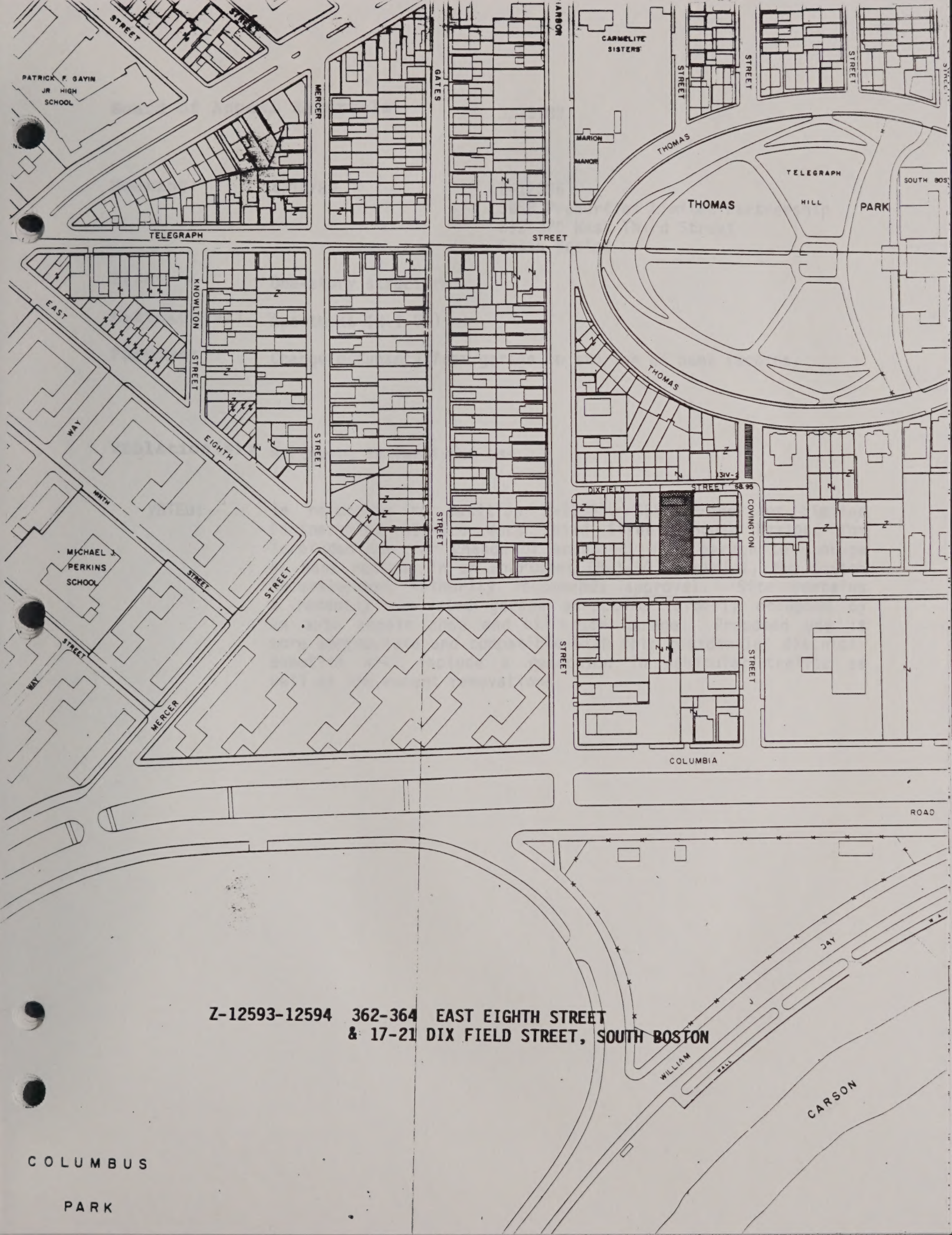
Site: 8,070 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect two- and three-unit apartment structures.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petitions Z-12593-12594, Michael Tivnan, 362-364 East Eighth Street & 17-21 Dixfield Street, South Boston, for four variances to erect two- and three-apartment structures in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Plans do not include elevations; these should be submitted for review at a community meeting and by the Authority.



Z-12593-12594 362-364 EAST EIGHTH STREET
& 17-21 DIX FIELD STREET, SOUTH BOSTON

COLUMBUS
PARK

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89 Z-12595
SBSB Properties Limited Partnership
312-320 West Third Street
South Boston

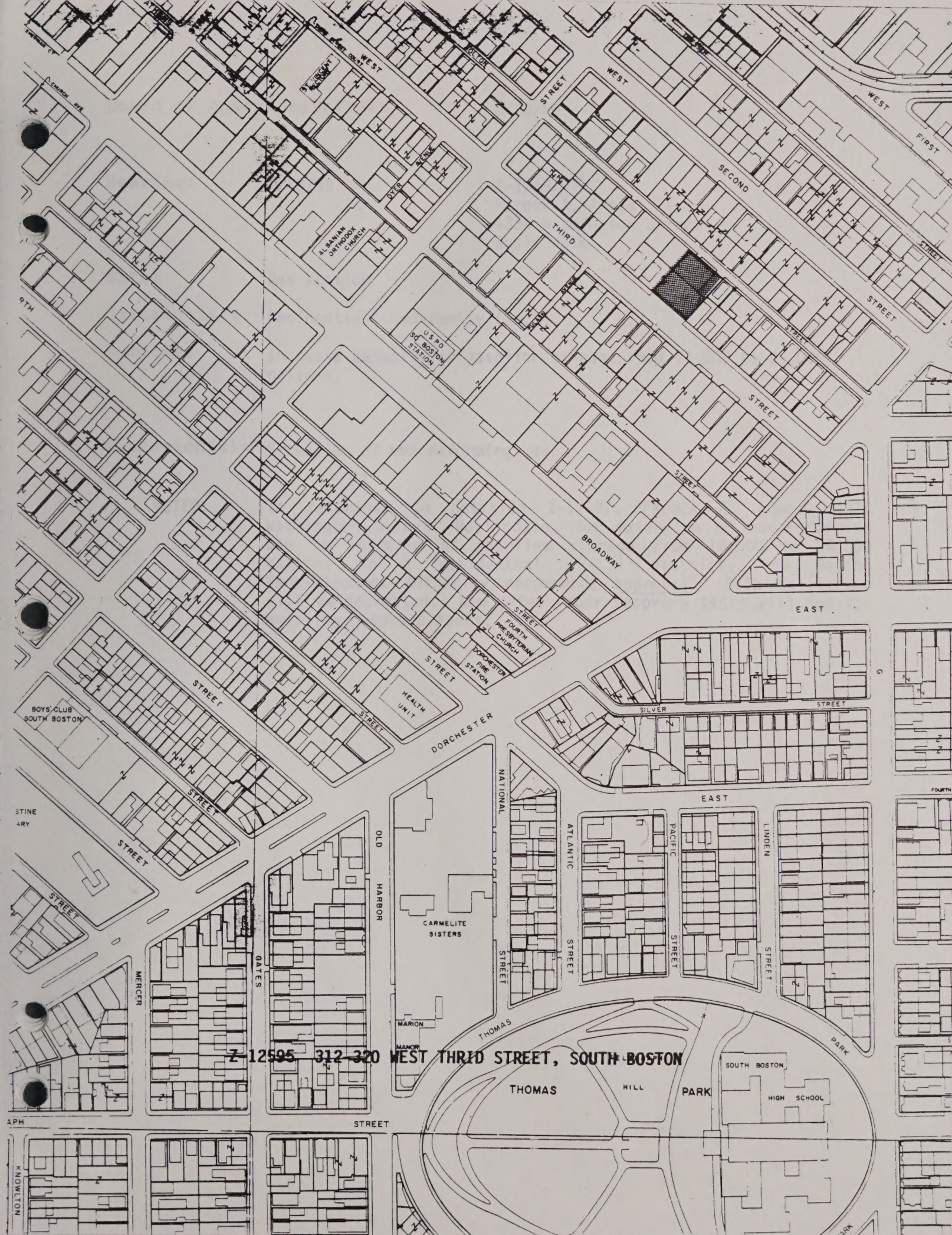
Site: One-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from garage to storage of bank records.

Violation(s): Warehouse is forbidden use.

VOTED: In reference to petition Z-12595, SBSB Properties Limited Partnership, 312-320 West Third Street, South Boston, for forbidden use for change of occupancy from garage to storage of bank records in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Site contains a recently renovated garage structure formerly occupied by an auto repair shop and oil truck garage. Proposed use is more appropriate and compatible with this residential district. Benefits will include a reduction in vehicular traffic as well as the recent renovations.



7-12595 312-320 WEST THIRD STREET, SOUTH BOSTON

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89

Z-12597
Farouk A. Ahmed
4334 Washington Street
Roslindale

Site: Gas station

District(s): Residential, two-family (R-.5)

Purpose: Increase capacity of gasoline storage from 14,000 to 24,000 gallons.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12597, Farouk A. Ahmed, 4334 Washington Street, Roslindale, for extension of nonconforming use to increase of gasoline storage from 14,000 to 24,000 gallons in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Bulk deliveries will be decreased. New safer vapor recovery tanks will replace existing obsolete tanks.



12597 4334 WASHINGTON STREET, ROSLINDALE

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89

Z-12598
Willard W. Simmons, Trustee
381 Dorchester Street
South Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy as six apartments and office.

Violation(s): Dwelling converted for more families is conditional use.
Insufficient lot area.

VOTED: In reference to petition Z-12598, Willard W. Simmons, Trustee, 381 Dorchester Street, South Boston, for conditional use and variance to legalize occupancy for six apartments and office in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. No record of legal occupancy. Proposal requires 11,000 square feet of lot area for residential units to comply with Code; 6256 square feet is provided. No off-street parking indicated on plan. Approval without providing off-street parking would further exacerbate the deplorable traffic and parking conditions in this neighborhood.



Z-12598 381 DORCHESTER STREET, SOUTH BOSTON

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89 Z-12600
Edward Dudek, Jr.
41 Van Winkle Street
Dorchester

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from three- to five family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Extension of nonconforming use.
Insufficient off-street parking.

VOTED: In reference to petition Z-12600, Edward Dudek, Jr., 41 Van Winkle Street, Dorchester, for forbidden use, extension of nonconforming use and variance for change of occupancy from three- to five-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral. The structure is presently being used as a five-family house and it has been represented as having five units for a number of years. Evidence to date does not support the long-term use as a five-family dwelling. Appellant should meet with the Authority and present documentation showing use as a five family.



Z-12600 41 VAN WINKLE STREET, DORCHESTER.

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89

Z-12602
Francis R. Cavaliere
11 Curtis Street
East Boston

Site:

District(s): Residential, three-family (R-.8)

Purpose: Change material and roof configuration of carpet retail structure under construction.

Violation(s): At variance with previous Board of Appeal decision.

VOTED: In reference to petition Z-12602, Francis R. Cavaliere, 11 Curtis Street, East Boston, for variance for change of material and roof configuration of retail carpet structure under construction in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Change in variance regarding the revised roofline is consistent and complimentary with surrounding land uses. Change in building materials is inconsistent with surrounding land use patterns and should be reconsidered by appellant. Design review in particular respect to building materials particularly along the facades that have an immediate visual impact on abutting residential properties.



Z-12602 11 CURTIS STREET, EAST BOSTON

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89

Z-12603
Emile A. Bielaua
79 Belle Avenue
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Enclose porch of one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12603, Emile A. Bielaua, 79 Belle Avenue, West Roxbury, for variance to enclose porch of one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Enclosure will not increase existing side yard deficiency.



Z-12603 79 BELLE AVENUE, WEST ROXBURY

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89 Z-12606
John Saranides
7 Langley Road
Brighton

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two-car accessory garage.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-12606, John Saranides, 7 Langley Road, Brighton, for two variances to erect two-car accessory garage in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Construction of a two-car garage at front street level would negatively affect the sunlight and street quality of Langley Road without appreciably improving the parking situation. Because of the need for a curb cut to accommodate two entrances to the garage, at least one "public" parking space would be eliminated.

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89

Z-12607
Getano Valente
27 Business Street
Hyde Park

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-12607, Getano Valente, 27 Business Street, Hyde Park, for two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Consistent with existing three- and four-family dwellings in neighborhood. Property can support three off-street parking spaces which would mitigate violation.



Z-12607 27 BUSINESS STREET, HYDE PARK

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89 Z-12608
Joyce McDaniel
127-129 D Street
South Boston

Site: One-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from public garage to artist's studio.

Violation(s): Artist's studio is forbidden use.

VOTED: In reference to petition Z-12608, Joyce McDaniel, 127-129 D Street, South Boston, for variance for change of occupancy from public garage to artist's studio in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Plans and description of use are insufficient. Concerns are: will use include residential occupancy or sales, hours of operation, use and storage of flammable materials, number of artists/sculptors to occupy studio, and exterior changes. Site is located in a densely populated residential area and impact of use, including traffic must be addressed and resolved by appellant.



Z-12608 127-129 D STREET, SOUTH BOSTON

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89

Z-12609
Leonard Bacevicius
26-28 Maynard Street
Roslindale

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect two-story addition to two-family dwelling; enclose porch.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-12609, Leonard Bacevicius, 26-28 Maynard Street, Roslindale, for extension of nonconforming use and two variances to erect two-story addition to two-family dwelling and enclose porch in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Addition will not have an adverse impact on this residential neighborhood.



Z-12609 26-28 MAYNARD STREET, ROSLINDALE

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89

Z-12611
David W. Bridges
16 Weld Hill Street
Jamaica Plain

Site: 2½-Story structure

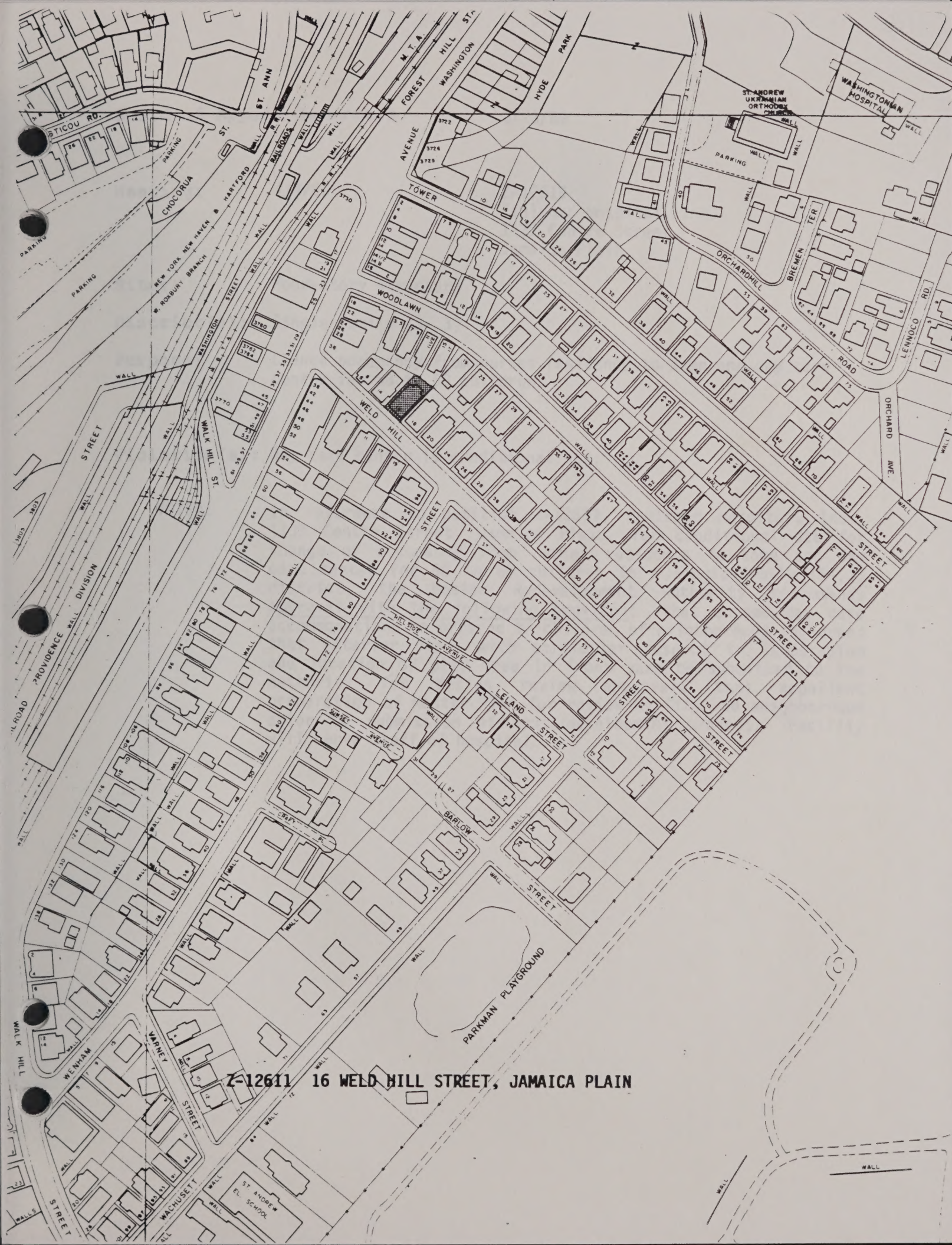
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-12611, David W. Bridges, 16 Weld Hill Street, Jamaica Plain, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition at time of recent purchase. Consistent with two- and three-family neighborhood.



Z-12611 16 WELD HILL STREET, JAMAICA PLAIN

Board of Appeal Referrals

3/23/89

Hearing: 4/4/89

Z-12619
Faulkner Hospital, Inc.
1137 Centre Street
Jamaica Plain

Site: Four-story structure

District(s): Single-family (S-.3)

Purpose: Change occupancy from nurses residence to same and day care center for 58 to 60 children.

Violation(s): Day care center is conditional use.

VOTED: In reference to petition Z-12619, Faulkner Hospital, Inc., 1137 Centre Street, Jamaica Plain, for conditional use for change of occupancy from nurses residence to same and day care center for 58 to 60 children in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that unused day care accommodations be offered to children of neighborhood children; that exterior plans with particular respect to landscaping and location of play area in front yard be submitted to the Authority for design review approval; that appellant preparation of Master Plan for review by City and neighborhood prior to submission of next development project. Facility will serve staff of hospital.



Z-12619 1137 CENTRE STREET, JAMAICA PLAIN

Board of Appeal Referrals

3/23/89

53

Hearing: 4/18/89

Z-12637
Steven Seltzer
100 Westchester Road
Jamaica Plain

Site: Two-story structure

District(s): Single-family (S-.3)

Purpose: Erect addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12637, Steven Seltzer, 100 Westchester Road, Jamaica Plain, for variance to erect addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Yard violation existing. Jamaica Plain Zoning Committee approved proposal.



Z-12637 100 WESTCHESTER ROAD, JAMAICA PLAIN

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89

Z-12660-12661

Gary Martell

4-6 Palfrey Street & 171-173 Brown Avenue
Roslindale

Site:

District(s): Residential, two-family (R-.5)

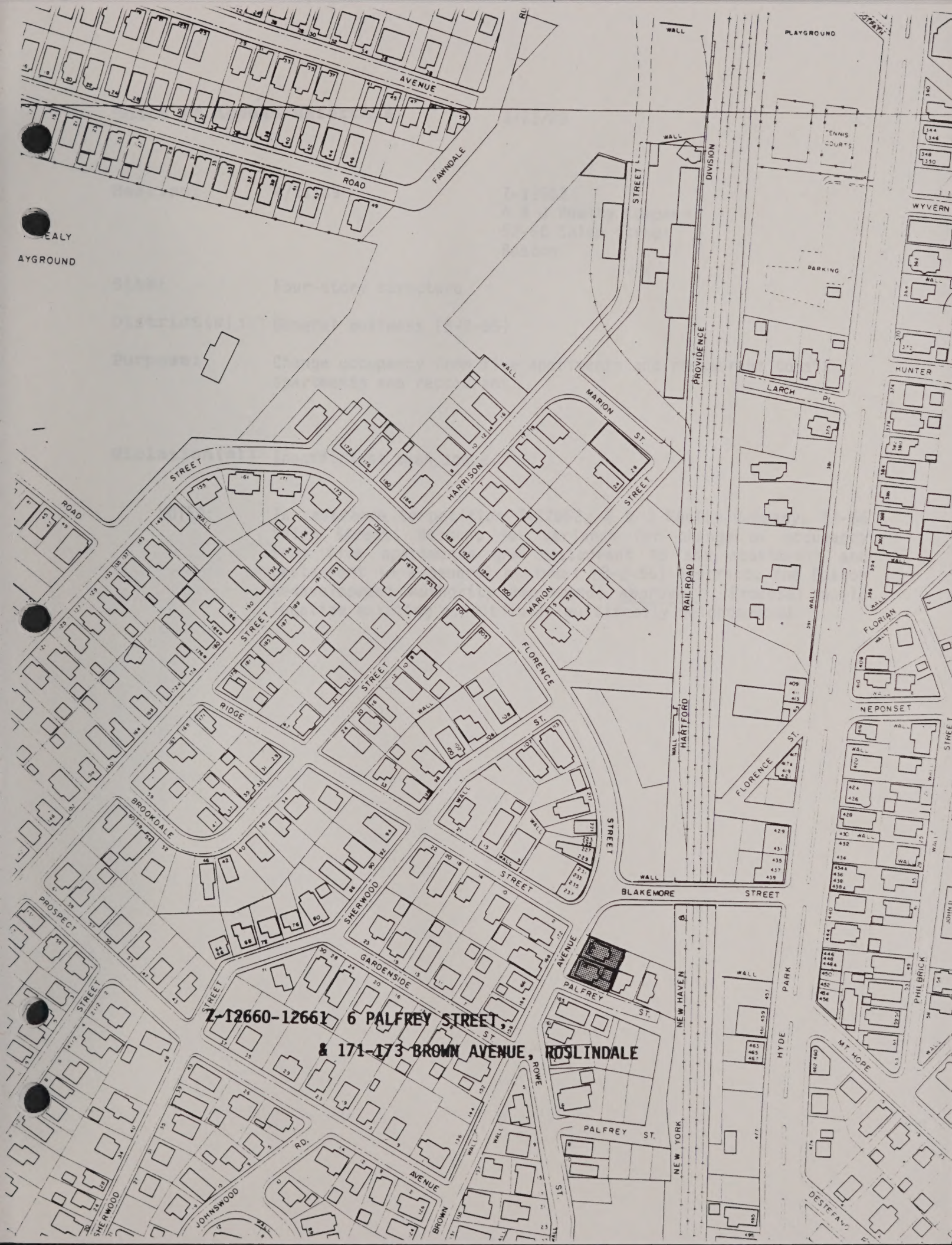
Purpose: Subdivide; erect two two-family dwellings.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area and rear yard.

VOTED:

In reference to petitions Z-12660-12661, Gary Martell, 4-6 Palfrey Street & 171-173 Brown Avenue, Roslindale, for seven variances to subdivide and erect two two-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Developer has worked with neighborhood and reduced size of project.



Z-12660-12661 6 PALFREY STREET,
& 171-173 BROWN AVENUE, ROSLINDALE

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89

Z-12662
A & J Realty Company
52-56 Salem Street
Boston

Site: Four-story structure

District(s): General business (B-2-55)

Purpose: Change occupancy from five apartments and restaurant to six apartments and restaurant.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-12662, A & J Realty Company, 52-56 Salem Street, Boston, for variance for change of occupancy from five apartments and restaurant to six apartments and restaurant in a general business (B-2-55) district, the Boston Redevelopment Authority recommends approval. Proposal would legalize existing condition in multifamily neighborhood.



Z-12662 52-56 SALEM STREET, BOSTON

Board of Appeal Referrals

3/23/89

Hearing: 4/11/89 Z-12666
Public Facilities Department
Homeless Women's Housing Initiative
2 Brookview Street
Dorchester

Site: 10,000 Square feet of land

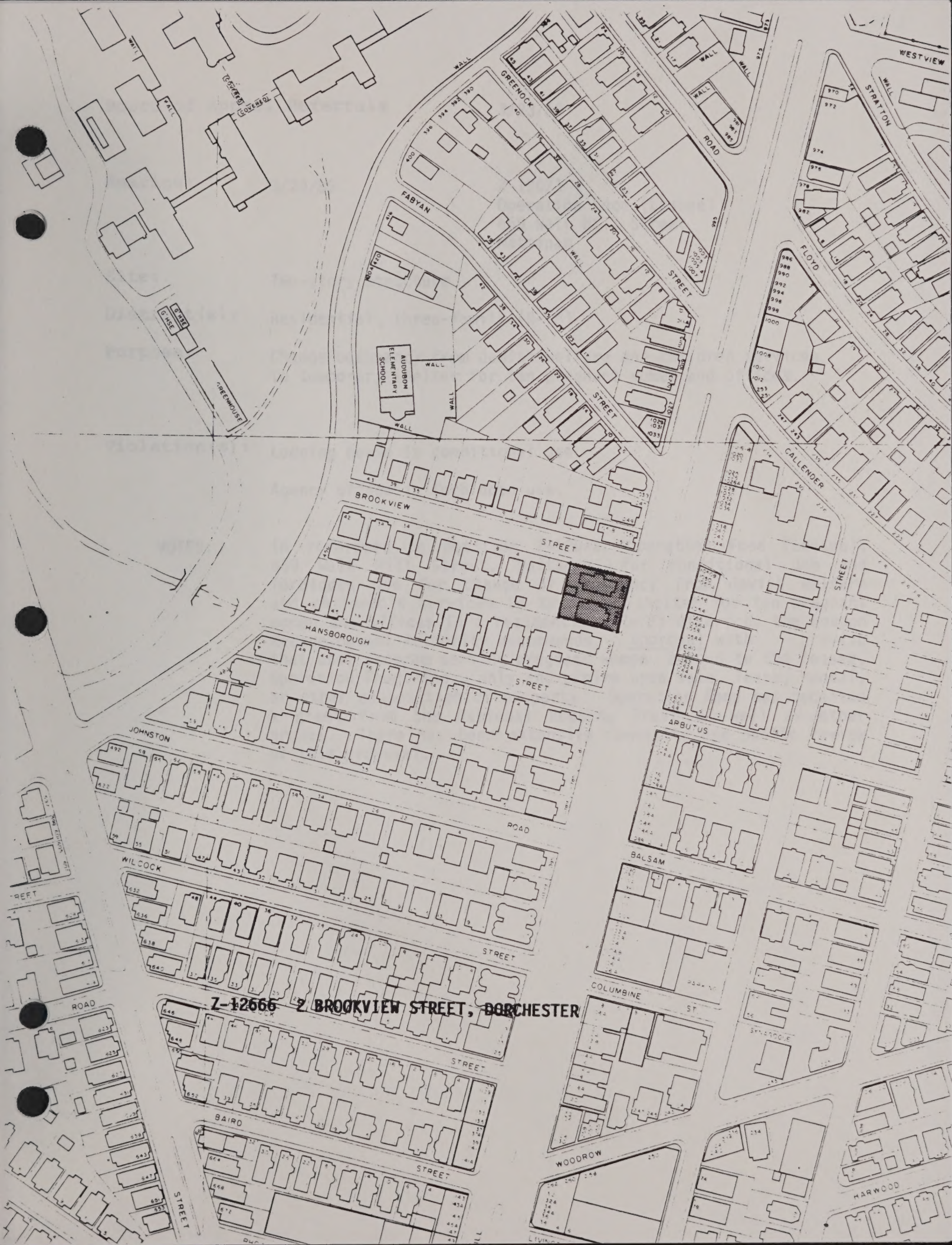
District(s): Residential, three-family (R-.8) and Local business (L-1)

Purpose: Erect three-story eight-unit apartment structure for homeless single mothers.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, open space, corner traffic visibility, front, rear yards, and off-street parking.

VOTED: In reference to petition Z-12666, Public Facilities Department, Homeless Women's Housing Initiative, 2 Brookview Street, Dorchester, for seven variances to erect three-story eight-unit apartment structure for homeless single mothers in a residential (R-.8) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval. Proposed residence will provide four permanent rental units and four transitional rental units for two years. This project is being developed through the Public Facilities Department and the Homeless Women's Housing Initiative on approximately 10,000 square feet of vacant land located on the corner of Brookview Street and Blue Hill Avenue. Use of this property for a multifamily structure is compatible with the surrounding neighborhood and the proposed design and massing reflects the existing building characteristics of the neighborhood.



Z-12566 2 BROOKVIEW STREET, DORCHESTER

Board of Appeal Referrals

3/23/89

Hearing: 3/28/89 Z-12671
Operation Food (Lessee)
669 Walk Hill Street
Mattapan

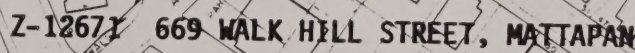
Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from Jewish welfare and children services
to temporary shelter for ten pregnant women and offices.

Violation(s): Lodging house is conditional use.
Agency office is forbidden use.

VOTED: In reference to petition Z-12671, Operation Food (Lessee), 669 Walk Hill Street, Mattapan, for conditional use and forbidden use for change of occupancy from Jewish welfare and children's services to temporary shelter for ten pregnant women and offices in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that use, program serving pregnant women, extend to the lessee, Operation Food, Inc., only and expire upon sale, lease, rental, or other disposition of property. Operation Food has received a grant from the National Housing Trust as well as other groups. There has been extensive community and public review of this proposal.



Board of Appeal Referrals

3/23/89

Hearing: 3/28/89

Z-12688
Public Facilities Department
401 Quincy Street
Dorchester

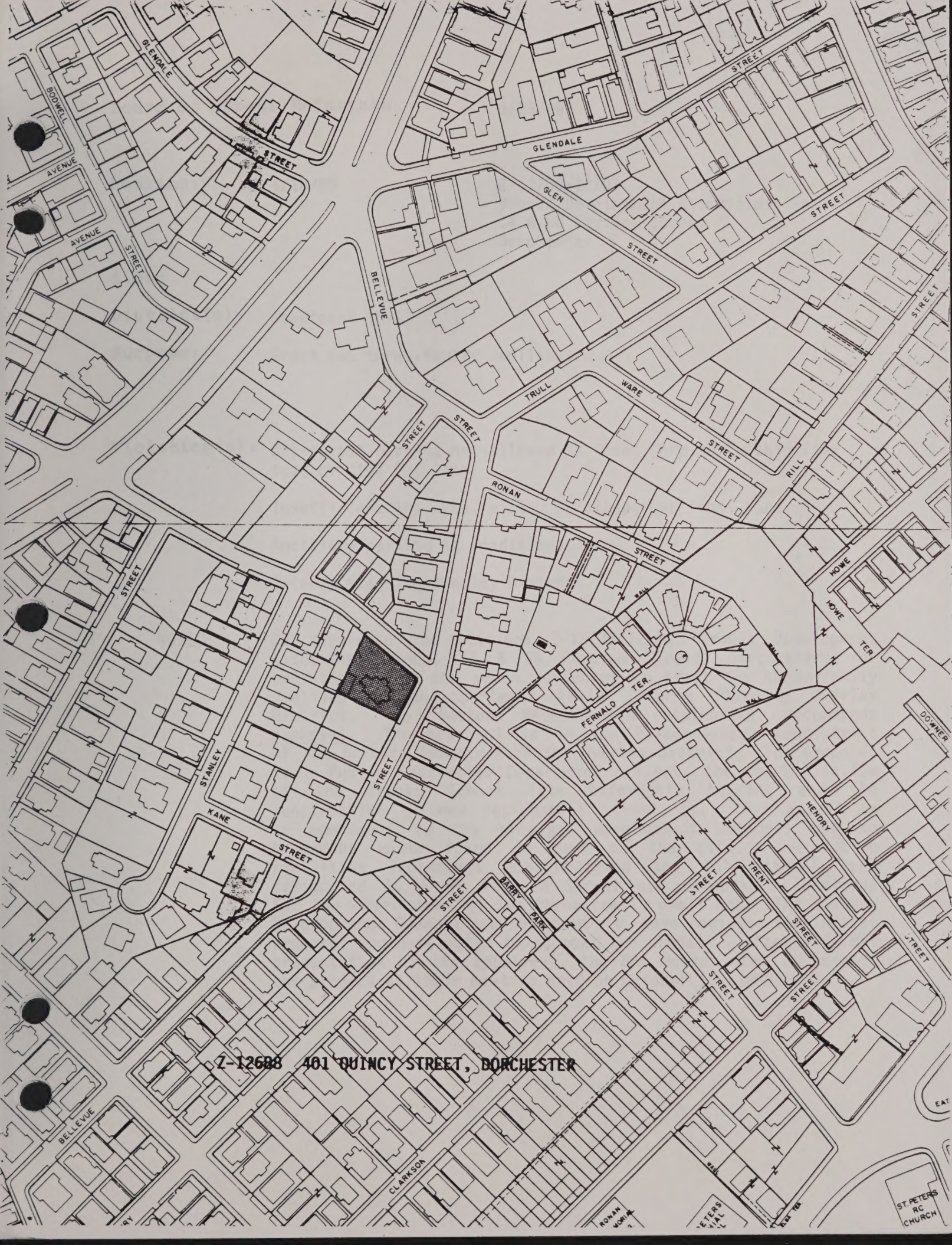
Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy for temporary housing for eight women and their children.

Violation(s): Lodging house is conditional use.

VOTED: In reference to petition Z-12688, Public Facilities Department, 401 Quincy Street, Dorchester, for conditional use to legalize occupancy for temporary housing for eight women and their children in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposed lodging house would be managed by Mother's Teresa's Missionaries of Charity. Deteriorated dwelling would be rehabilitated for a viable occupancy.



Z-12688 401 QUINCY STREET, DORCHESTER

ST PETERS
RC CHURCH

Board of Appeal Referrals

3/23/89

Hearing: 4/18/89

Z-12700-12701

Brooks Development Associates, Inc.
14 & 68 Fayston Street
Dorchester

Site:

District(s): Apartment (H-1)

Purpose: Erect two three-family dwellings.

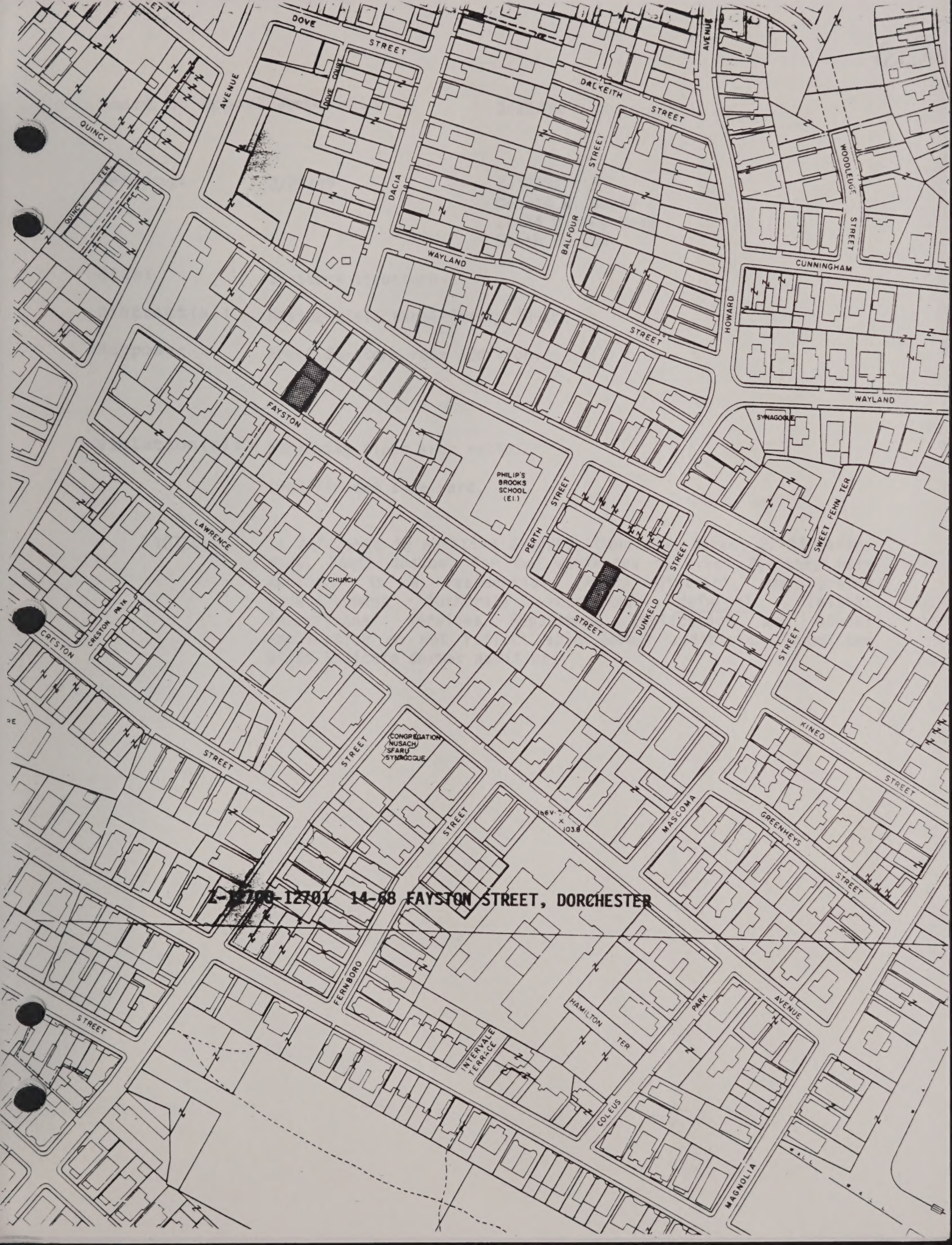
Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, and front yard.

Ancillary parking is conditional use.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-12700-12701, Brooks Development Associates, Inc., 14 & 68 Fayston Street, Dorchester, for conditional use and seven variances to erect two three-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The proposal is in the Quincy-Geneva subdistrict of the Roxbury Interim Planning Overlay District. The proposal is a Public Facilities Department project, the rehabilitation of the Brooks School into affordable housing and the construction of new residential structures. This appeal is an amendment to the original development proposal due to hazardous waste found on part of the site. The Public Facilities Department has modified the lot assembly and designated 14 & 68 Fayston Street as appropriate locations for the development of two three-family dwellings. The Roxbury Neighborhood Council and the community have reviewed the initial proposal and have voted to support the project. After a formal presentation by the appellant, the BRA Board voted to support the project at their meeting held on October 13, 1988.



1-12700-12701 14-68 FAYSTON STREET, DORCHESTER

Board of Appeal Referrals

3/23/89

Hearing: 3/28/89

Z-12702
Dennis W. Burke
22-24 Marine Road
South Boston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect 2½-story rear addition.

Violation(s): Excessive floor area ratio.

Insufficient side yard.

VOTED: In reference to petition Z-12702, Dennis W. Burke, 22-24 Marine Road, South Boston, for two variances to erect 2½-story rear addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Initial Inspectional Services Department application and appeal application do not reflect shed dormer additions. Submitted plans indicate dormer additions.



Z-12702 22-24 MARINE ROAD, SOUTH BOSTON

OLD

HARBOR

AND

BULKHEAD

LINE

BOARD OF APPEAL REFERRALS

3/23/89

HEARING

: 4/6/89

Z-12712

BOWDITCH SCHOOL CORPORATION
82 GREEN STREET
JAMAICA PLAIN

SITE : Vacant Public School

District(s) : Local Business (L-1) and Residential (R-.8)

Purpose : Substantial rehabilitation 30 SRO and 9 units

Violations : Conditional uses lodging or boarding house,
onsite resident superintendent and ancillary
uses.

Insufficient lot area and off street parking.

Voted : In reference to petition Z-12712 , Bowditch
School Corporation, 82 Green Street, Jamaica
Plain for three (3) conditional uses, two (2)
zoning variances in a local business (L-.5)
and a residential (R-.8) districts, the
Boston Redevelopment Authority recommends
approval.

The developer was tentatively designated by
the Public Facilities Department (PFD) to
substantially rehabilitate the former
Bowditch School. PFD facilitated the
neighborhood review process. The proposed
project has the support of the Jamaica Plain
Neighborhood Council. The project will be
handicapped accessible and four lodging units
will be handicapped accessible. The proposed
project will contribute to address the
problem of homelessness and displacement, as
well as provide single room occupancy housing
for low income persons. Further, it will
restore an abandoned building in Jamaica
Plain.



Z-12712 82 GREEN STREET, JAMAICA PLAIN

